

Chm. W. Lee Osborne, Vice-Chm. John Robinson,  
Sec'y Stephen Shapiro, Comm. Anthony Vasiliou,  
Comm. Jennifer Alexander, Comm. Gerard Winzer,  
Comm. Dominique Thornton, Comm. Francis Patnaude,  
Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION  
MEMBERS  
PRESENT

Comm. Ann Loffredo, Comm. Stephen Gadowski,  
Mayor Thomas J. Serra, Ex-Officio

COMMISSION  
MEMBERS  
ABSENT

William Warner, Planning Director

STAFF

There were approximately fifty members of  
the public present.

PUBLIC

The minutes for the meeting of May 24, 1995  
were not available.

ITEM 2.1  
MINUTES OF 5/10/95  
WERE NOT AVAILABLE

The Commission acknowledged the ZEO Sign Report.

ITEM 3.1  
ACKNOWLEDGED  
ZEO SIGN REPORT

D. Lasko explained the proposals and emphasized  
that he is not an applicant. The proposal  
included: 1) the curve at the Barns. He is  
looking for direction of the type of lighting;  
2) underground facilities on Long Hill Road. It  
was proposed for above ground. Now it has been  
decided to leave the facilities underground but  
the service boxes will need to be placed above  
ground; and 3) Laurel Grove Road and Daniels  
Street. There will be some above ground and  
landscaping will be done appropriately. Comm.  
Anthony Vasiliou commented. Discussion ensued  
and concluded. Northeast Utilities will meet  
with the Wesleyan Hills Board and Landscape  
Committee

ITEM 3.3  
DISCUSSION ON  
LIGHTING AT  
WESLEYAN HILLS PRD

On motion and second by Comms. John Robinson  
and Stephen Shapiro the Commission adopted  
Zoning Code text amendments to modify Sections  
60.02.29 and 61.02.22 Care/Nursing Homes; delete  
Sections 61.01.40 Rooming Houses and 61.02.09  
Motel, tourist courts with an effective date of  
July 1, 1995. Vote was unanimous. Proponent  
P & Z Comm. Z95-12

ITEM 4.1  
ADOPTED ZONING CODE  
AMENDMENTS TO  
SECTIONS 60.02.29,  
61.02.22, 61.01.40,  
61.02.09, WITH AN  
EFFECTIVE DATE OF  
JULY 1, 1995

Atty. Michael Dowley explained the proposal. Art Higgins commented on emergency services and the need to eliminate boulevards. Discussion ensued. On motion and second by Comms. John Robinson and Gerard Winzer the Commission granted a waiver to the cul-de-sac length requirements to eliminate an existing boulevard for The Hunt Club. Vote was unanimous. Applicant\agent Atty. Michael F. Dowley S87-44

On motion and second by Comms. John Robinson and Stephen Shapiro the Commission scheduled a public hearing date of June 28, 1995 for a request for extension of the preliminary approval for the Red Area Section III at Wesleyan Hills PRD. Vote was unanimous. Applicant\agent Hill Development Corporation\Atty. Philip F. Karpel PRD

On motion and second by Comms. Stephen Shapiro and Gerard Winzer the Commission tabled a request for final approval for Southwind Subdivision, Phase IV (Lots 18 to 21 and 28 to 31). Vote was unanimous. Applicant\agent Atty. Dean A. Thomasson S92-6

Atty. Michael Dowley and George Smilas explained the proposal. They indicated that they will not close on any lots until the binder course is in and the Certificate of Occupancy has been issued. Chm. W. Lee Osborne questioned the process. Discussion ensued. On motion and second by Comms. John Robinson and Stephen Shapiro the Commission granted conditional final approval with a letter of credit of \$1,545,000. for Phases I, II, III, and IV with the condition that a note be placed on the mylar, that a map and a contract discussing conveyance be submitted, and that the letter of credit be reviewed by the Finance Department and the City Attorney for The Hunt Club Subdivision. Vote was unanimous. Applicant\agent Atty. Michael F. Dowley S87-44

On motion and second by Comms. Stephen Shapiro and John Robinson the Commission scheduled a public hearing date of June 28, 1995 for a proposed one lot resubdivision of the E. LeRoy Brock property located on Coleman Road. Vote was

ITEM 4.2  
WAIVED THE SUL-DE-SAC LENGTH REQUIREMENTS TO ELIMINATE AN EXISTING BOULEVARD FOR THE HUNT CLUB

ITEM 4.3  
SCHEDULED P.H. 6\28\95 REQUEST FOR EXTENSION OF THE PRELIMINARY APPROVAL FOR RED AREA SECTION III, WESLEYAN HILLS PRD

ITEM 4.4  
TABLED REQUEST FOR FINAL APPROVAL FOR SOUTHWIND SUBDIVISION, PHASE IV

ITEM 4.5  
GRANTED CONDITIONAL FINAL APPROVAL TO ALLOW A LETTER OF CREDIT TO BE POSTED FOR THE HUNT CLUB SUBDIVISION

ITEM 5.1  
SCHEDULED P.H. 6\28\95 PROPOSED ONE LOT RESUBDIVISION OF THE

unanimous. Applicant\agent Richard L. Brock,  
Executor\Jane S. McMillan\Lawyer S95-7

E. LEROY BROCK  
PROPERTY ON  
COLEMAN ROAD

On motion and second by Comms. Stephen Shapiro  
and Anthony Vasiliou the Commission scheduled a  
public hearing date of June 28, 1995 for a  
proposed amendment to the Subdivision Regulations  
to address simultaneous road and building  
construction and fire alarm boxes. Vote was  
unanimous. Proponent P & Z Dept.

ITEM 5.2  
SCHEDULED P.H.  
6/28/95 PROPOSED  
AMENDMENT TO THE  
SUBDIVISION  
REGULATIONS TO  
ADDRESS ROAD AND  
BUILDING  
CONSTRUCTION AND  
FIRE ALARM BOXES

On motion and second by Comms. Stephen Shapiro  
and Gerard Winzer the Commission scheduled a  
public hearing date of July 26, 1995 for a  
proposal to amend Section 32 Central Business  
Zone of the Zoning Code. Vote was unanimous.  
Applicant\agent Downtown Planning Subcommittee  
S95-14

ITEM 5.3  
SCHEDULED P.H.  
7\26\95 PROPOSAL  
TO AMEND SECTION 32  
CENTRAL BUSINESS  
ZONE

There is a tape recording of the public hearing  
available in the Planning and Zoning Office.

ITEM 6  
P.H. TAPE  
RECORDING

Comm. Anthony Vasiliou disqualified himself.  
Atty. Philip Karpel, Michael O'Brien and Rod  
Hewitt explained the proposal. Rod Hewitt used  
maps to present the proposal. Atty. Philip  
Karpel addressed the departmental comments and  
agreed to them. Lot 13 will be deeded to the  
Middlesex Land Trust. There was a misunderstanding  
with the Police Department comment and it is  
moot. Michael O'Brien addressed the home styles  
on Millbrook Road. The house style of vinyl or  
cedar siding will be 1,900 square feet. The  
knoll colonial will be approximately 2,000  
square feet. Michael O'Brien indicated that  
none of the homes will be less than 1,400  
square feet. From the public, D. Penney  
reviewed Section 44.08.35 of the Zoning Code  
and the intent of the cluster development  
proposal. He spoke at length. George Souto  
of South Middletown Association had three  
areas of concern: 1) the spirit of cluster

ITEM 6.1  
GRANTED PRELIMINARY  
APPROVAL WITH  
CONDITIONS FOR A 17  
LOT RESUBDIVISION  
WITH A SPECIAL  
EXCEPTION FOR  
CLUSTER DEVELOPMENT  
ON MILLBROOK,  
LYCEUM, AND  
CHAMBERLAIN HILL  
ROADS

development; 2) the length of the common drive; and 3) the style of the homes. Charles Harris discussed the wetlands comment, the rear lot line, and the style of the homes. Four lots on the knoll should be notified adjacent to the existing farm. Atty. Philip Karpel rebutted and reviewed the Zoning Code. He agreed to restrict the style to Farmhouse Colonial. Houses will range from 1,400 square feet on up. The houses on Chamberlain Road will be 1,800 square feet. Comm. Dominique Thorton questioned the septic sizes. Chm. W. Lee Osborne questioned residential sprinklers. Discussion ensued. On motion and second by Comms. Stephen Shapiro and John Robinson the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Stephen Shapiro and John Robinson the Commission granted preliminary approval of a seventeen lot resubdivision with a Special Exception for cluster development located on Millbrook, Lyceum, and Chamberlain Hill Roads to be known as South Farms Estates with the condition that all departmental comments with the exception of the Police Department be addressed and that the homes styles and sizes be as stated and approved by the Planning and Zoning Department. Vote was unanimous. Applicant\agent CMP Construction Co., Inc.\ Atty. Philip F. Karpel S95-5

Ron Klattenberg, D. Schmidt, and Norm Zimmer explained the proposal. William Warner explained the proposal. Comm. John Robinson commended the Planning and Zoning Director. Ron Klattenberg concurred. Comm. Anthony Vasiliou questioned the appendixes. C. McCoid of Westfield Residents for Rational Development of Middletown, Inc., voted to support the plan. Katchen Coley referenced the Middletown Press editorial. B. Eddleson did not agree with the Plan. J. Tighe, a property owner, referred to Topography #2. He feels the Commissions have not been fair. E. Kelsey spoke at length regarding the Plan. L. Buck commented on the trail. B. Eddleson commented on the proposed Land Use Map. L. Buck commented in opposition. On motion and second by Comms.

ITEM 6.2  
CONTINUED PROPOSAL  
TO AMEND PLAN OF  
DEVELOPMENT TO  
INCORPORATE THE  
TRI TOWN  
LAMENTATION  
MOUNTAIN PLAN

Gerard Winzer and Anthony Vasiliou the Commission continued a proposal to amend the Plan of Development to incorporate the Tri Town Lamentation Mountain Plan as a special study. Vote was unanimous. Comm. Anthony Vasiliou requested a comparison of the study goals contrasted with the Plan of Development.

On motion and second by Comms. Anthony Vasiliou and Gerard Winzer the Commission tabled a proposal to adopt the Future Land Use Plan as part of the Plan of Development. Vote was unanimous. Proponent P & Z Dept.

Margaret and Vincent Scarrozzo explained the proposal. William Warner commented. Comm. Anthony Vasiliou questioned outdoor displays. William Warner responded. On motion and second by Comms. John Robinson and Anthony Vasiliou the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. John Robinson and Gerard Winzer the Commission adopted a Zoning Code text amendment to add Section 61.02.32 Antique\Flea Market with an effective date of 7\1\95. Vote was unanimous. Applicant\agent Vincent S. & Margaret R. Scarrozzo Z95-13

Atty. Michael Dowley explained the proposal. Discussion ensued. On motion and second by Comms. John Robinson and Anthony Vasiliou the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. John Robinson and Gerard Winzer the Commission granted preliminary approval of a 18 lot resubdivision of The Hunt Club Subdivision located on East Street between Miner Street and Plumb Road with the condition that all departmental comments be addressed. Vote was unanimous. Applicant\agent Avondale Farms, LLC\Michael F. Dowley, Esquire S87-44

Megan Erickson and Colleen Fowler-Speck explained the proposal. Comm. Anthony Vasiliou questioned the septic. William Warner responded. Chm. W. Lee Osborne questioned the line of the site. William Warner responded. Charles Harris supported the proposal. On motion and second by Comms. Gerard

ITEM 6.3  
TABLED PROPOSAL TO  
ADOPT THE FUTURE  
LAND USE PLAN AS  
PART OF THE PLAN OF  
DEVELOPMENT

ITEM 6.4  
ADOPTED ZONING CODE  
TEXT AMENDMENT TO  
ADD SECTION  
61.02.32 ANTIQUE\  
FLEA MARKET WITH AN  
EFFECTIVE DATE OF  
7\1\95

ITEM 6.5  
GRANTED PRELIMINARY  
APPROVAL WITH  
CONDITIONS OF A 18  
LOT RESUBDIVISION  
OF THE HUNT CLUB  
SUBDIVISION LOCATED  
OF EAST STREET  
BETWEEN MINER  
STREET AND PLUMB  
ROAD

ITEM 6.6  
GRANTED A SPECIAL  
EXCEPTION FOR A  
CHILD DAY CARE AT  
199 WILCOX ROAD  
WITH THE CONDITION

Winzer and Anthony Vasiliou the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Anthony Vasiliou and Gerard Winzer the Commission granted a Special Exception for a child day care at 199 Wilcox Road with the condition that all departmental comments be addressed. Vote was unanimous. Applicant\agent Megan Erickson\Colleen Fowler-Speck SE95-7

There was no discussion.

Adjournment was at 12:45 A.M.

Respectfully submitted,

William Warner  
Director of Planning

THAT ALL  
DEPARTMENTAL  
COMMENTS BE  
ADDRESSED

ITEM 7  
DISCUSSION  
WITH PUBLIC

ITEM 8  
ADJOURNMENT