

Chm. W. Lee Osborne, Comm. Anthony J. Vasiliou (8:00), Comm. Ron Klattenberg, Comm. Carl Bolz, Comm. David Roane, Comm. Jeffrey Pierce, Comm. James Fortuna, Comm. Carl Chisem

COMMISSION
MEMBERS
PRESENT

Comm. Corrine Dorsey, Comm. William Hohenstein, Jr., Mayor Maria Madsen Holzberg, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Planning Director, Thomas Nigosanti, Chief Engineer

STAFF

There were approximately fifteen members of the public.

PUBLIC

The Commission acknowledged the Zoning Enforcement Officer's Sign Report.

ITEMS 2.1
ACKNOWLEDGED ZEO
SIGN REPORT

Comm. Jeffrey Pierce expressed his concerns. Elizabeth Verna explained the proposal. Thomas Nigosanti, Chief Engineer, commented. A motion to approve a partial release of the cash bond for Lee Farm Estates, Elizabeth Lane and Sherman Lee Drive was made by Comm. Ron Klattenberg and seconded by Comm. James Fortuna. The motion passed with Chm. W. Lee Osborne, Comm. Ron Klattenberg, Comm. Carl Bolz, Comm. David Roane, Comm. Carl Chisem in favor and Comm. Jeffrey Pierce opposed. Applicant/agent Verna Developers/Liz Verna S91-6

ITEM 3.1
APPROVED PARTIAL
RELEASE OF THE CASH
BOND FOR LEE FARM
ESTATES

Comm. Jeffrey Pierce questioned the proposal letter from Atty. Wilson. Chm. W. Lee Osborne commented. William Warner commented. Comm. Carl Bolz commented. On motion and second by Comms. Ron Klattenberg and James Fortuna the Commission scheduled a public hearing date of July 10, 1996 for a proposed Zoning Map amendment to rezone a section of Washington Street between Old Mill Road and Plaza Drive from R-15 Residential to B-3 Business Office/Transitional. Vote was unanimous. Proponent P & Z Comm. Z96-6

ITEM 4.1
SCHEDULED P.H.
7/10/96 PROPOSED
ZONING MAP AMEND-
MENT TO REZONE A
SECTION OF WASHING-
TON STREET BETWEEN
OLD MILL ROAD AND
PLAZA DRIVE FROM
R-15 TO B-3

William Warner explained the Cease and Desist Order issued against the property. Martin Ruggiri expressed his concerns on the Cease and Desist. Chm. W. Lee Osborne commented. On motion and second by Comms.

ITEM 4.2
TABLED PROPOSED
FOUR LOT RESUB-
DIVISION OF THE

Jeffrey Pierce and David Roane the Commission tabled a proposed four lot resubdivision of the Martin Ruggiri property located on the northerly side of Bow Lane to be known as Bow Lane Estates. Vote was unanimous. Applicant/agent Salvatore Saraceno and Anthony Garafalo S96-7

MARTIN RUGGIRI
PROPERTY LOCATED
ON BOW LANE

George Smilas explained the proposal. Chm. W. Lee Osborne questioned the barn. Comm. Jeffrey Pierce questioned the map. George Smilas responded. Comm. Carl Bolz questioned zoning conformance. William Warner responded. On motion and second by Comms. David Roane and Carl Bolz the Commission approved a Lot Line Revision between Lots #3 and #4 of the Arbutus Crossing Subdivision located southeast of the intersection of Arbutus Street and Kelsey Street. Vote was unanimous. Applicant/agent George Smilas L96-3

ITEM 4.3
APPROVED LOT LINE
REVISION BETWEEN
LOTS #3 AND #4 OF THE
ARBUTUS CROSSING
SUBDIVISION

Comm. Jeffrey Pierce questioned the timing on receiving the mailouts. William Warner commented. Chm. W. Lee commented. William Warner indicated staff can try to get the materials to him sooner. On motion and second by Comms. Carl Bolz and David Roane the Commission scheduled a public hearing date of July 10, 1996 for a proposed Special Exception for an addition to the rear of the Pizza Hut store located at 595 Washington Street, which is located within the 100 year floodplain. Vote was unanimous. Applicant/agent Victor B. Rook, Jr. SE96-7

ITEM 4.4
SCHEDULED P.H.
7/10/96 PROPOSED
SPECIAL EXCEPTION
FOR AN ADDITION TO
THE PIZZA HUT STORE
AT 595 WASHINGTON
STREET

William Kuehn, Director of Municipal Development, explained the proposal. On motion and second by Comms. Ron Klattenberg and Jeffrey Pierce the Commission gave an affirmative G.S. 8-24 Review to create an easement between the upper end of St. John's Street and North Main Street under the Arrigoni Bridge. Vote was unanimous. Applicant/agent City of Middletown Municipal Development Office/William M. Kuehn, Jr., Director

ITEM 4.5
GAVE AN AFFIRMATIVE
G.S. 8-24 REVIEW TO
CREATE AN EASEMENT
BETWEEN THE UPPER
END OF ST. JOHN'S
STREET AND NORTH
MAIN STREET UNDER
THE ARRIGONI BRIDGE

The Commission took a five minute recess.

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

ITEM 5
P. H. TAPE
RECORDING

Comm. Anthony did not review the tapes of the previous meeting and disqualified himself. Mario Demelis and C. Dutch commented on the revised plans and the departmental comments. Comm. Carl Bolz questioned Public Works. Thomas Nigosanti commented. Comm. Jeffrey Pierce questioned the access strip, the water lines, the septic and the need for a conservation easement. Discussion ensued on protecting the northern access strip. H. Stern expressed his satisfaction with the revisions. He indicated that the row of white pines is excessive, that pines behind the Strauss property are needed and not necessary behind his property, the further northern area is densely wooded and that more planting would cause damage and submitted photographs for the record. Comm. Carl Bolz questioned H. Stern. He responded. Comm. Jeffrey Pierce questioned the trees. H. Stern responded. M. Gowlas feels his view is compromised and is opposed. He does not want white pines behind his property. D. Pritchard feels the white pines are not necessary. C. Dutch and Mario Demelis responded that they have no opposition to limiting the number of white pines. Comm. Jeffrey Pierce questioned the width of the buffer. Comm. Ron Klattenberg questioned staff. William Warner responded. C. Dutch commented. On motion and second by Comms. Carl Bolz and Ron Klattenberg the Commission closed the public hearing. Vote was unanimous. Comm. Ron Klattenberg feels an easement is better than a buffer including the northern access with only seven white pines placed behind the Strauss property. A motion to grant final approval of a two lot subdivision with a Special Exception for rear lots to be located at 235 Margarite Road was made by Comm. Carl Bolz and seconded by Comm. David Roane. Comm. Carl Bolz feels there is no realistic difference between an easement and a buffer. An amendment to the main motion to include the condition that a conservation easement exist along the northern access strip, that the developer be required to plant seven trees along the Strauss property, and that the property line remainder be left in its natural state was made by Comm. David Roane. An amendment to limit the planting of white pines was made by Comm. David Roane and seconded by Comm. Ron Klattenberg. Discussion ensued on

ITEM 5.1
GRANTED FINAL
APPROVAL OF A TWO
LOT SUBDIVISION
WITH A SPECIAL
EXCEPTION FOR REAR
LOTS TO BE LOCATED
AT 235 MARGARITE
ROAD WITH
CONDITIONS

easements versus buffers. Chm. W. Lee Osborne commented on the Cease and Desist Order and the fines and feels a buffer is ample protection. Comm. David Roane withdrew the amendment to the motion on the conservation easement and Comm. Ron Klattenberg accepted. An amendment to the main motion to include the northern strip as a buffer was made by Comm. Jeffrey Pierce and seconded by Comm. David Roane. The amendment was approved unanimously. The main motion as amended passed unanimously. Applicant/agent Mario Demelis S96-6

Comm. Ron Klattenberg read the legal notice into the record. Atty. Myron Poliner and Frank Magnotta explained the proposal. Anthony Fonda was also present. Atty. Poliner explained the need for a drive-up bank for Webster Bank to retain customers. Frank Magnotta explained the site plan. Comm. Carl Bolz questioned the traffic study. Frank Magnotta responded. Discussion ensued. Comm. David Roane questioned the drive-up lane and other staff comments. He raised concerns of the church and parking. Chm. W. Lee Osborne questioned future development. Frank Magnotta responded. P. Olson of Webster Bank commented and explained the facility. Comm. Carl Bolz questioned future expansions. Comm. Jeffrey Pierce questioned the retaining wall and Sumner Brook Realty. Comm. Anthony Vasiliou referenced sections of the Zoning Code. Atty. Myron Poliner responded. No one from the public spoke. Atty. Myron Poliner thanked the Commission and made his closing statement. On motion and second by Comms. Anthony Vasiliou and David Roane the Commission closed the public hearing. Vote was unanimous. A motion to grant a Special Exception to construct a drive-thru bank on East Main Street next to the Hartford Courant building and across from Bradlees/Super Stop N' Shop with the condition that all departmental comments be addressed was made by Comm. Anthony Vasiliou and seconded by Comm. Jeffrey Pierce. Comm. Carl Bolz commented on the traffic and supports the proposal. Comm. David Roane commented on a full branch bank. Chm. W. Lee Osborne responded.

ITEM 5.2
GRANTED A SPECIAL
EXCEPTION TO CON-
STRUCT A DRIVE-THRU
ON EAST MAIN STREET
NEXT TO THE HARTFORD
COURANT BUILDING AND
ACROSS FROM BRADLEES/
SUPER STOP N' SHOP
WITH CONDITIONS

The motion passed unanimously. Applicant/agent Anthony C. Fonda/Bascom & Magnotta, Inc. SE96-6

On motion and second by Comms. David Roane and Jeffrey Pierce the Commission approved the minutes of the June 12, 1996 meeting. Vote was unanimous.

ITEM 6.1
APPROVED MINUTES
OF 6/12/96 MEETING

Discussion ensued on time committment. Comms. Carl Chisem, James Fortuna, David Roane and Carl Bolz expressed interest. On motion and second by Comms. Anthony Vasiliou and Ron Klattenberg the Commission accepted all those interested as members of the Downtown Planning Subcommittee

ITEM 6.2
ADDED MEMBERS TO
THE DOWNTOWN
PLANNING SUBCOM-
MITTEE

A motion to approve an amendment to the Bylaws to include the following: "Discussion with public on items on the agenda which are not or have not been the subject of a public hearing" for discussion purposes was made by Comm. Anthony Vasiliou and seconded by Comm. Carl Bolz. Comm. Ron Klattenberg explained the proposal and the history. The amendment would be changed to add "Items on the agenda" and add "not" to Item g. Comm. Anthony Vasiliou complemented and thanked Comm. Ron Klattenberg and staff. On motion and second by Comms. Anthony Vasiliou and David Roane the Commission tabled the proposed amendment. Vote was unanimous.

ITEM 6.3
TABLED PROPOSED
AMENDMENT TO THE
BYLAWS

William Warner explained the previous Commission's request. Discussion ensued. Chm. W. Lee Osborne requested staff to prepare an amendment to the Zoning Code to require single family development with 15,000 square feet and one hundred feet of frontage.

ITEM 6.4
DISCUSSED HIGH
DENSITY SINGLE FAMILY
DEVELOPMENT

No one spoke.

ITEM 7
DISCUSSION WITH
PUBLIC

Adjournment was at 10:20 P.M.

ITEM 8
ADJOURNMENT

Respectfully submitted,

William Warner
Director of Planning