

PLANNING AND ZONING COMMISSION REGULAR MEETING JUNE 27, 2007, 7:00 P.M.
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Chw. Barbara Plum, Comm. James Fortuna, Comm. Andrew Rak,
Comm. Cynthia Jablonski, Comm. Les Adams, Comm. Deborah
Kleckowski, Comm. Ron Borelli, Comm. Quentin W. Phipps, Asst.
Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
PRESENT

Comm. Carl Bolz, Comm. John Pieper, Mayor Sebastian N.
Giuliano, Ex-Officio

MEMBERS
ABSENT

William Warner, Director, Bruce E. Driska, Zoning Enforcement
Office, Matt Dodge, Planning Environmental Specialist

STAFF

There were approximately fifteen (15) members of the public
present. There is a word for word tape recording of the meeting on
file and available in the Planning Office

PUBLIC

Atty. Michael Dowley spoke on 764 Ridgewood Road.

ITEM 2
DISCUSSION
WITH PUBLIC

Carmello Rosa discussed the architecture of the proposal. Bob
Talbot, the engineer, discussed the engineering aspects of the
project such as access ways and parking spaces. Chw. Barbara
Plum questioned the Police Departmental comment. Waylon
Bendle from Subway Development responded. Chw. Barbara
Plum questioned the placement of an island and paint to help
guide the patrons safely. Bob Talbot indicated that he would
look into that. Chw. Barbara Plum questioned the tree plantings
and if they would block the sight of drivers. Bob Talbot provided
a landscape plan to describe the vegetation on the corners of the
property to show that there will be no sightline interruptions as the
trees will be small. No one from the public spoke. On motion and
second by Comms. Andrew Rak and James Fortuna the Commission
closed the public hearing. Vote was unanimous. On motion and
second by Comms. Andrew Rak and James Fortuna the Commission
granted a Special Exception to construct two (2) buildings to be
used for retail, office and a restaurant with a drive-thru on the pro-
perty of Marco DiMauro located at 850 Newfield Street, on the east
side between Wilderman's Way and Mile Lane with the condition
that: 1) there be a raised island near the drive-thru lane as opposed
to a painted island; 2) the Commission recommends to the state
there be a bypass lane on the south side of Newfield Street; and
3) all departmental comments be addressed. Vote was unanimous
with Comm. Deborah Kleckowski abstaining. Applicant/agent
Marco DiMauro/Dean Bagdasarian, P.E. SE2007-6

ITEM 3.1
GRANTED A
SPECIAL EXCEP-
TION TO CON-
STRUCT TWO
(2) BUILDINGS
TO BE USED FOR
RETAIL, OFFICE
AND A RES-
TAURANT WITH
A DRIVE-THRU
ON THE PRO-
PERTY OF MAR-
CO DIMAURO
LOCATED AT
850 NEWFIELD
STREET, ON THE
EAST SIDE BE-
TWEEN WILDER-
MAN'S WAY
AND MILE LANE

Atty. Chris McKeon presented the application. Daniel Campbell,
the engineer, explained the site conditions and the engineering
aspects of the project. Carmello Rosa presented the architectural

ITEM 3.2
GRANTED A
SPECIAL EX-

aspects of the project. From the public, Bruce Fraser, the Director of the Connecticut Humanities Council, submitted the Annual Report of the Council into the record. Chw. Barbara Plum questioned the handicapped parking spaces and would like to see them moved as vehicles in the loading area would block access to the ramp. Daniel Campbell agreed. Chw. Barbara Plum questioned the Police Departmental comment. Daniel Campbell explained that the closest parking space is only increased by four (4) inches closer to the road. Sharon Condon, a resident, had concerns over parking with Wesleyan University traffic. Daniel Campbell indicated that six (6) to seven (7) additional parking spaces will be added, which is in conformance with the Zoning Code. Comm. Ron Borelli questioned if changing the handicapped parking spaces would create additional spaces along William Street. Daniel Campbell indicated that there is a driveway there. On motion and second by Comms. Andrew Rak and Les Adams the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Andrew Rak and James Fortuna the Commission granted a Special Exception to convert an existing building located at 37 Broad Street from retail space to an office use with the condition that: 1) all departmental comments be addressed; and 2) the handicapped parking space be relocated to the end of the mall. Vote was unanimous with Comm. Deborah Kleckowski abstaining. Applicant/agent 37 Broad Street Associates, LLC/Level Design Group, LLC, Daniel Campbell SE2007-13

CEPTION TO
CONVERT
AN EXISTING
BUILDING LO-
CATED AT 37
BROAD STREET
FROM RETAIL
SPACE TO AN
OFFICE USE

Nicholas Giardina, Jr., an engineer, explained the proposal. From the public, Earle Roberts commented on traffic safety issues on the curve on Bow Lane. He indicated that traffic has increased over the years and spoke on sidewalk and pedestrian safety and accessibility. Carmello Rosa discussed the architectural aspects of the project. Chw. Barbara Plum questioned the parking. Comm. Andrew Rak questioned the access to Saybrook Road and if the applicant sees it as an issue. Nicholas Giardina, Jr. explained that the sightlines on this property are better than the abutting properties. Comm. Andrew Rak indicated he would like to see the use of the existing driveway and would like to have the opportunity for the Police Department Traffic Division comment on the traffic safety issues. Chw. Barbara Plum agreed that the Commission should re-confirm with the Traffic Bureau to verify that their department feels comfortable with the proposal. On motion and second by Comms. Andrew Rak and James Fortuna the Commission continued the public hearing for a proposed Special Exception to construct a two-family duplex to be located on the west side of Saybrook Road across from the intersection with Bow Lane. Vote was unanimous. Applicant/agent Nicholas and Gail Giardina/Hibbard & Rosa Architects SE2007-12

ITEM 3.3
CONTINUED
THE P.H.
FOR A PRO-
POSED
SPECIAL EX-
CEPTION TO
CONSTRUCT
A TWO-
FAMILY DU-
PLEX TO BE
LOCATED ON
THE WEST
SIDE OF SAY-
BROOK ROAD
ACROSS FROM
THE INTER-
SECTION WITH
BOW LANE

William Warner explained the bond and the Health Departmental comment. On motion and second by Comms. Andrew Rak and James Fortuna the Commission granted final approval of the Southgate Subdivision located off Arbutus Street with the condition that a cash bond in the amount of \$275,000 be posted. Vote was unanimous. Applicant/agent Arbutus Street, LLC/March Chu S2007-2

ITEM 4.1
GRANTED
FINAL APPROVAL OF
THE SOUTHGATE SUBDIVISION LOCATED OFF ARBUTUS STREET

On motion and second by Comms. Andrew Rak and James Fortuna the Commission scheduled a public hearing date of July 11, 2007 for a proposed Special Exception to allow a drive-thru at the Subway Restaurant located at 942 Washington Street. Vote was unanimous. Applicant/agent Iraj Tirabadi/Carmen Giuliano SE2007-1

ITEM 5.1
SCHEDULED P.H.
7/11/07 FOR A
PROPOSED
SPECIAL EXCEPTION TO
ALLOW A
DRIVE-THRU
AT THE SUBWAY RESTAURANT LOCATED AT 942 WASHINGTON STREET

Atty. Ralph Wilson and the engineer explained the proposal. Comm. Andrew Rak questioned the traffic study and felt that a second warrant study for a traffic light after the development has been built should be completed. He indicated he would like to make this a condition of the approval. On motion and second by Comms. Andrew Rak and James Fortuna the Commission granted Site Plan Approval to construct two (2) industrial buildings on the west side of Middle Street and south of Timber Ridge Road with the condition that: 1) all departmental comments be addressed; and 2) that after the first year of occupancy, a traffic signal warrant analysis be completed to confirm the findings of the original traffic study and be presented to the Commission. If a light is warranted, the developer shall construct at his cost. Vote was unanimous. Applicant/agent For Members Only/Land Resource Consultants SPR2007-31

ITEM 5.2
GRANTED
SITE PLAN
APPROVAL TO
CONSTRUCT
TWO (2) INDUSTRIAL
BUILDINGS
ON THE WEST
SIDE OF MIDDLE STREET
AND SOUTH
OF TIMBER
RIDGE ROAD

On motion and second by Comms. Andrew Rak and Les Adams the Commission approved the minutes of the June 13, 2007 regular meeting. Vote was unanimous.

ITEM 6.1
APPROVED
MINUTES OF
THE 6/13/07
REGULAR
MEETING

Bruce Driska, the Zoning Enforcement Officer, submitted his report.

ITEM 6.2
ZEO REPORT

William Warner explained what had occurred on the property. He indicated that this was for the commission's information only. Discussion ensued.

ITEM 6.3
NAVIGING,
764 RIDGE-
WOOD ROAD

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. Quentin W. Phipps and James Fortuna the Commission adjourned the meeting at 8:50 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development