

Vice-Chm. John Robinson, Sec'y Stephen Shapiro,  
Comm. Anthony Vasiliou, Comm. Ann Loffredo,  
Comm. Jennifer Alexander, Comm. Domenique Thorton,

COMMISSION  
MEMBERS  
PRESENT

Chm. W. Lee Osborne, Comm. Gerard Winzer, Comm.  
Stephen Gadomski, Comm. Francis Patnaude, Mayor  
Thomas J. Serra, Ex-Officio, Dir. P.W. Salvatore  
Fazzino, Ex-Officio

COMMISSION  
MEMBERS  
ABSENT

William Warner, Planning Director

STAFF

There were approximately twenty members of  
the public present.

PUBLIC

Comm. Jennifer Alexander noted that she did not  
vote on Item 6.6 of the May 24, 1995 meeting.  
On motion and second by Comms. Ann Loffredo and  
Stephen Shapiro the Commission approved the  
minutes of 5\24\95. Vote was unanimous. On  
motion and second by Comms. Ann Loffredo and  
Stephen Shapiro the Commission approved the  
minutes of 6\14\95. Vote was unanimous.

ITEM 2.1  
APPROVED MINUTES OF  
5\24\95 AS AMENDED  
AND 6\24\95  
MEETINGS

The Commission acknowledged the ZEO Sign Report.

ITEM 3.1  
ACKNOWLEDGED  
ZEO SIGN REPORT

On motion and second by Comms. Ann Loffredo  
and Stephen Shapiro the Commission granted final  
approval for Southwind Subdivision, Phase IV  
(Lots 18 to 21 and 28 to 31) with the condition  
that all departmental comments be addressed and  
that a bond in the amount of \$13,000 be posted.  
Vote was unanimous. Applicant\agent Atty. Dean A.  
Thomasson S92-6

ITEM 4.1  
GRANTED FINAL  
APPROVAL WITH  
CONDITIONS FOR  
SOUTHWIND  
SUBDIVISION, PHASE  
IV

On motion and second by Comms. Ann Loffredo  
and Stephen Shapiro the Commission scheduled a  
public hearing date of July 12, 1995 for a  
proposed three lot subdivision located on Maromas  
Road across from Bear Hill Road. Vote was  
unanimous. Applicant\agent Paul G. and Nancy P.  
Pierce S95-8

ITEM 5.1  
SCHEDULED P.H.  
7\12\95 PROPOSED  
THREE LOT SUB-  
DIVISION LOCATED  
ON MAROMAS ROAD  
ACROSS FROM BEAR  
HILL ROAD

On motion and second by Comms. Ann Loffredo and  
Stephen Shapiro the Commission scheduled a public  
hearing date of July 12, 1995 for a proposed  
Special Exception to convert an existing  
industrial bulding to a new use as an Antique\  
Flea Market at 60 Tuttle Road. Vote was unanimous.  
Applicant\agent Vincent S. & Margaret R.  
Scarozzo SE95-9

ITEM 5.2  
SCHEDULED P.H.  
7\12\95 PROPOSED  
SPECIAL EXCEPTION  
FOR AN ANTIQUE\  
FLEA MARKET AT  
60 TUTTLE ROAD

On motion and second by Comms. Ann Loffredo and Stephen Shapiro the Commission scheduled a public hearing date of July 12, 1995 for a proposed Special Exception to convert an existing single family dwelling to a first floor beauty salon with a second floor efficiency apartment at 10 West Silver Street. Vote was unanimous. Applicant agent Toni Burkhart-Alves\Atty. Robert Curzan SE95-10

ITEM 5.3  
SCHEDULED P.H.  
7/12/95 PROPOSED  
SPECIAL EXCEPTION  
FOR A FIRST FLOOR  
BEAUTY SALON AND  
SECOND FLOOR  
EFFICIENCY APART-  
MENT AT 10 WEST  
SILVER STREET

Atty. Peter Sipples explained the proposal and provided a sketch of the property. J. Ricklet explained the restaurant. William Warner commented. Discussion ensued regarding a bar in the area. A motion for a positive interpretation of proposed changes to a non-conforming use located at 1960 Saybrook Road, known as Coyote Blue with the proviso that there be no bar and that it strictly be an enclosed waiting area. Comm. Ann Loffredo seconded. Comm. Anthony Vasiliou moved to amend the motion to include a restriction on changes to the liquor license status. Comm. Stephen Shapiro accepted the amendment. The motion passed as amended with all in favor and Comm. Anthony Vasiliou opposed. Applicant agent Atty. Peter M. Sipples NC70-3

ITEM 5.4  
GAVE A POSITIVE  
INTERPRETATION WITH  
CONDITIONS FOR  
CHANGES TO COYOTE  
BLUE RESTAURANT AT  
1960 SAYBROOK ROAD

A motion for an affirmative G.S. 8-24 Review for acquisition of a new easement and the releasing of a portion of an old easement at 135-137 Johnson Street was made by Comm. Stephen Shapiro and seconded by Comm. Ann Loffredo. Comm. Anthony Vasiliou questioned the application. William Warner responded. The motion passed with all in favor and Comm. Anthony Vasiliou opposed. Applicant agent City of Middletown Water & Sewer Department

ITEM 5.5  
GAVE AN AFFIRMATIVE  
G.S. 8-24 REVIEW  
FOR ACQUISITION OF  
A NEW EASEMENT AND  
RELEASE OF A  
PORTION OF AN OLD  
EASEMENT AT 135-137  
JOHNSON STREET

On motion and second by Comms. Ann Loffredo and Stephen Shapiro the Commission gave an affirmative G.S. 8-24 Review for construction of two additional well houses at the John S. Roth treatment facility located on River Road. Vote was unanimous. Applicant agent City of Middletown Water & Sewer Department\Maguire Group Connecticut, Inc.

ITEM 5.6  
GAVE AN AFFIRMATIVE  
G.S. 8-24 REVIEW  
FOR CONSTRUCTION OF  
TWO WELL HOUSES AT  
THE JOHN S. ROTH  
TREATMENT FACILITY  
ON RIVER ROAD

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

ITEM 6  
P.H. TAPE  
RECORDING

Atty. Jan McMillan explained the proposal and the previous subdivisions. The purpose is to pay real estate taxes. William Warner commented on the Police comment. No one from the public spoke. On motion and second by Comms. Ann Loffredo and John Robinson the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Stephen Shapiro and Ann Loffredo the Commission granted final approval of an one lot resubdivision of the E. LeRoy Brock Subdivision property located on Coleman Road with the condition that all departmental comments be addressed. Vote was unanimous. Applicant\agent Richard L. Brock, Executor\ Jane S. McMillan\Lawyer S95-7

ITEM 6.1  
GRANTED FINAL  
APPROVAL OF AN ONE  
LOT RESUBDIVISION  
OF THE E. LEROY  
BROCK PROPERTY  
ON COLEMAN ROAD

Robert Fusari, Atty. Philip Karpel, and Dan Carter were present. Robert Fusari read a prepared statement into the record. Comm. Ann Loffredo questioned the extension of Tuttle Road. Comm. Anthony Vasiliou questioned the trolley line. Robert Fusari and William Warner commented. Robert Fusari agreed to cooperate. Discussion ensued regarding the departmental comments on Section V, Eagle Hollow. The applicant agreed to an extension of the public hearing due to time frames. From the public, J. Ruddick of Timothy Drive commented regarding the development of Eagle Hollow Road. L. Hoffman of Timothy Drive commented the development of Eagle Hollow and was opposed. T. Devela, a Timothy Drive resident, commented regarding the development of Eagle Hollow Road and was opposed. C. Fulhart of Timothy Drive commented regarding the development of Eagle Hollow Road, was opposed and commented on the plan. George Souto commented on the road widths. C. Foster commented on Eagle Hollow and the wetlands issues. J. Pierce questioned the flood plain. William Warner responded. M. Fulhart commented on Eagle Hollow and was opposed. T. Hoffman commented on Eagle Hollow and was opposed. Comm. Anthony Vasiliou commented and asked the public to meet with staff and provide more input. On motion and second by Comms. Stephen Shapiro and Anthony Vasiliou the Commission continued the public hearing to July 26, 1995 on a proposed 162 lot resubdivision with a Special Exception for lot areas and frontage similar to lots within 1,000 feet to be known

ITEM 6.2  
CONTINUED P.H. TO  
7\26\95 FOR A 162  
LOT RESUBDIVISION  
WITH A SPECIAL  
EXCEPTION FOR  
LOT AREAS AND  
FRONTAGE FOR THE  
MEADOWS AT RIVER-  
BEND, SECTIONS IV  
AND V

as The Meadows at Riverbend, Sections IV and V, in the vicinity of Tuttle Road between East and Newfield Streets and a request for a waiver to the Subdivision Regulations to allow the road width of Eagle Hollow (Section V) to be reduced from 30 feet to 26 feet with a 5 foot shoulder on the west side. Vote was unanimous. Applicant\agent Tuttle Road Associates\Conklin & Soroka S95-6

Atty. Philip Karpel explained the proposal and request for a three year extension. He agreed to the Public Works comment and feels the road should be twenty-four feet, consistent with the entire PRD. Comm. Stephen Shapiro questioned the time of extension. Comm. Jennifer Alexander questioned the time of extension. William Warner commented. Atty. Philip Karpel responded. On motion and second by Comms. Stephen Shapiro and Ann Loffredo the Commission closed the public hearing. Vote was unanimous. On motion and second by Comm. Stephen Shapiro and Ann Loffredo the Commission granted a three year extension of the preliminary approval for the Red Area Section III at Wesleyan Hills PRD with the access to Lots 21, 22, and 23 to be eighteen feet. Vote was unanimous with Comm. Jennifer Alexander opposed. Applicant\agent Hill Development Corporation\ Atty. Philip F. Karpel PRD

William Warner commented and read a letter from a property owner who is in support. M. Vernlund read a letter from F. Bruce, a property owner who is in support of the plan. M. Vernlund is also a major landowner (8 lots) and is in support of the land. She feels it will encourage appropriate development. A. Rich said Westfield Residents for Rational Development of Middletown, Inc. has voted to support the proposal and feels it is an excellent plan. E. Kelsey read a prepared statement into the record. L. Buck submitted a prepared statement and commented briefly. C. Harris commented. On motion and second by Comms. Stephen Shapiro and Ann Loffredo the Commission continued a proposal to amend the Plan of Development to incorporate the Tri Town Lamentation Mountain Plan as a special study and made it the first item at the next public hearing. Vote was unanimous. Proponent P & Z Dept.

ITEM 6.2  
GRANTED THREE YEAR  
EXTENSION OF THE  
PRELIMINARY  
APPROVAL FOR  
WESLEYAN HILLS PRD,  
RED AREA SECTION  
III

ITEM 6.2  
CONTINUED PROPOSAL  
TO AMEND THE PLAN  
OF DEVELOPMENT TO  
INCORPORATE THE TRI  
TOWN LAMENTATION  
MOUNTAIN PLAN AS A  
SPECIAL STUDY

On motion and second by Comms. Stephen Shapiro and Ann Loffredo 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.

ITEM 6.5  
TABLED PROPOSAL TO  
ADOPT THE FUTURE  
LAND USE PLAN AS  
PART OF THE PLAN OF  
DEVELOPMENT

On motion and second by Comms. Stephen Shapiro and Ann Loffredo the Commission tabled 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 6.6  
TABLED PROPOSED  
AMENDMENT TO THE  
SUBDIVISION  
REGULATIONS TO  
ADDRESS  
SIMULTANEOUS ROAD  
AND BUILDING  
CONSTRUCTION AND  
FIRE ALARM BOXES

There was no discussion.

ITEM 7  
DISCUSSION  
WITH PUBLIC

Adjournment was at 9:45 P.M.

ITEM 8  
ADJOURNMENT

Respectfully submitted,

William Warner  
Director of Planning