

Chw. Annabel Resnisky, Martin Reardon, Linda Reil, John John Voli, Judy Pehota, Leslie Adams, Jr.

BOARD MEMBERS PRESENT

Evelyn Russo, Sara Vecchitto

BOARD MEMBERS ABSENT

Brian Robinson, Zoning Enforcement Officer

STAFF

The following changes were noted: Board Member Evelyn Russo was the temporary Chair as Chw. Annabel Resnisky, Board Member Judy Pehota and Board Member John Voli were all absent and that Board Member Judy Pehota was not present for the motion to adjourn. On motion and second by Board Members Martin Reardon and Linda Reil the Board approved the minutes of the June 2, 2005 meeting as amended. Vote was unanimous with Board Members John Voli and Judy Pehota abstaining.

ITEM 2.1
APPROVED THE MINUTES OF THE 6/2/05 MEETING AS AMENDED

On motion and second by Board Members John Voli and Martin Reardon the Board tabled an appeal of a decision by the Director of Planning, Conservation and Development regarding a possible warehouse use at 428 Main Street (formerly Mitch's Place) in the B-1 zone until the meeting of September 1, 2005. Vote was unanimous. Applicant/agent Evan Blum/Middletown Phoenix Realty, LLC/Atty. William Howard ZBA2005-19

ITEM 3.1
TABLED AN APPEAL OF A DECISION BY THE DIRECTOR OF PLANNING, CONSERVATION AND DEVELOPMENT REGARDING A POSSIBLE WAREHOUSE AT 428 MAIN STREET (FORMERLY MITCH'S PLACE) IN THE B-1 ZONE

Pat Verderame, representing Whitetail Custom Homes, presented the variance application using a site plan. Board Member Leslie Adams questioned the proposed development. Board Member John Voli questioned the reason for the variance. Board Member Judy Pehota questioned the location of the ZBA notification. Board Member Martin Reardon questioned the utilities available to the site. Pat Verderame explained that city sewer and water and gas are available and are regulated to be underground. From the public, Arline Rich, Westfield Residency Association, expressed opposition to the application regarding the traffic and blasting. A resident from 626 East Street expressed opposition. William vonMahland of 953 East Street expressed opposition with the application regarding the likelihood for blasting, the proposed density, and the variance from the existing zoning regulations. A resident

ITEM 3.2
DENIED A PROPOSED VARIANCE TO SECTION 44.08.43 WITH REGARD TO THE LOT AREA FOR A PROPOSED ACTIVE ADULT HOUSING COMMUNITY TO BE LOCATED IN THE R-15 ZONE AT 822 EAST STREET

from 853 East Street expressed concern with the application regarding the traffic and blasting. On motion and second by Board Members Judy Pehota and Martin Reardon the Board closed the public hearing. Vote was unanimous. Board Member Judy Pehota expressed concern with the existing density on East Street. Board John Voli expressed concern that there could be a potential impact to public health concerning traffic and blasting. Board Member Martin Reardon expressed concerning blasting and the danger for public health. Chw. Annabel Resnisky expressed concerns for the impact to the public. A motion to grant a variance to Section 44.08.43 with regard to the lot area for a proposed active adult housing community to be located in the R-15 zone at 822 East Street was made by Board Member John Voli and seconded by Board Member Judy Pehota. The motion failed unanimously. Applicant/agent Whitetail Custom Homes/Kratzert, Jones & Assoc., Inc. ZBA2005-20

Atty. Joseph Borkowski summarized the application and indicated the nature of the request is outlined in a letter dated June 17, 2005 to William Warner, the Director of Planning, Conservation and Development. Atty. Borkowski stated that all the junk cars have been removed. John Lions explained the proposed change in sales from a "selected bid" to an internet bidding procedure combined with a direct on-site auction process and indicated the sales are only available to dealers. Board Member Judy Pehota questioned the expected number of people at the single auction. John Lions responded that the auction typically attracts 70-100 people and that the auctions will occur during daytime non-peak traffic hours. On motion and second by Board Members John Voli and Martin Reardon the Board approved modifications to the Location Approval granted for Adesa Impact Total Management located at 1462 Saybrook Road with regard to the method of sales. Vote was unanimous. Applicant/agent Fortuna & Cartelli/Atty. Joseph S. Borkowski ZBA2004-19

There was no New Business.

ITEM 5
NEW BUSINESS

On motion and second by Board Members Martin Reardon and John Voli the Board adjourned at 6:30 p.m. Vote was unanimous.

ITEM 6
ADJOURNMENT

Respectfully submitted,

Brian Robinson
Zoning Enforcement Officer