

Chm. W. Lee Osborne, Comm. Carl Bolz,
Comm. Anthony Vasiliou, Comm. David
Roane, Comm. James Fortuna, Comm. Carl
Chisem, Comm. Victor Liburdi, Comm.
Barbara Plum, Dir. P.W. Salvatore Fazzino,
Ex-Officio

COMMISSION
MEMBERS
PRESENT

Comm. William Holley III, Comm. Corrine
Dorsey, Mayor Domenique Thornton, Ex-
Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Director of Planning, Wayne
T. Bell, Zoning Enforcement Officer

STAFF

There were approximately twenty-five members
of the public.

PUBLIC

No one spoke.

ITEM 2
DISCUSSION
WITH PUBLIC
ON ITEMS ON
AGENDA

The Zoning Enforcement Officer submitted his
report.

ITEM 2a
ZEO REPORTS

Thaddeus Bysiewicz explained the request for
an extension and briefly explained the subdivision.
Comm. Anthony Vasiliou questioned the lots in-
volved. Comm. Carl Bolz commented on the start
of the development. Comm. Anthony Vasiliou
questioned staff on extensions. William Warner
responded. Comm. Anthony Vasiliou questioned
Thaddeus Bysiewicz on the reason for the ex-
Tension, who responded. Comm. Anthony Vasiliou
questioned why not a public hearing. William
Warner responded. Comm. Anthony Vasiliou
Commented. A motion to table to schedule a
public hearing at the next meeting for a request
for a two year extension of the approval of the
Russell Ridge Subdivision located off East Street
was made by Comm. Anthony Vasiliou and
seconded by Comm. Carl Chisem. The motion

ITEM 3.1
SCHEDULED P.H.
7/22/98 REQUEST
FOR A TWO YEAR
EXTENSION OF
THE APPROVAL
OF THE RUSSELL
RIDGE SUB-
DIVISION
LOCATED OFF
EAST STREET

passed with Chm. W. Lee Osborne, Comm. Anthony Vasiliou, Comm. James Fortuna, Comm. David Roane, Comm. Carl Chisem, Comm. Barbara Plum and Comm. Victor Liburdi in favor and Comm. Carl Bolz opposed. Applicant/agent Jozus, Milardo & Thomasson/ Atty. Dean A. Thomasson S91-9

William Warner explained the subdivision. On motion and second by Comms. Anthony Vasiliou and David Roane the Commission scheduled a public hearing date of July 22, 1998 for a request for a five (5) year extension of the preliminary approval for Monarca Estates Subdivision located at 1111 Arbutus Street. Vote was unanimous. Applicant/agent Angelo & Josephine Monarca S93-14

ITEM 3.2
SCHEDULED P.H.
7/22/98 REQUEST
FOR A FIVE (5)
YEAR EXTENSION
OF THE PRELIMIN-
APPROVAL FOR
MONARCA
ESTATES SUB-
DIVISION
LOCATED AT
1111 ARBUTUS
STREET

William Warner explained. A motion to grant final approval of the Jean Gullitti Subdivision located on Arbutus Street with the condition that a cash bond in the amount of \$92,300 be posted was made by Comm. David Roane and seconded by Comm. James Fortuna. Comm. David Roane questioned conditional versus final approval and stated other concerns. William Warner responded. Comm. Anthony Vasiliou commented. The motion passed unanimously. Applicant/agent Bennett & Smilas Engineering, Inc./Michael J. Bennett, L.S. S92-16

ITEM 3.3
GRANTED FINAL
APPROVAL OF
THE JEAN
GULLITTI SUB-
DIVISION
LOCATED ON
ARBUTUS
STREET

William Warner explained that this is for Phase 10 only. Chm. W. Lee Osborne commented. Discussion ensued on the phases and bonds. A motion to grant conditional final approval of Phase 10 of the Hunt Club Subdivision with the condition that a cash bond in the amount of \$45,000 be posted was made by Comm. Carl Bolz and seconded by Comm. Victor

ITEM 3.4
TABLED REQUEST
FOR FINAL
APPROVAL OF
THE HUNT CLUB
SUBDIVISION

Liburdi. Comm. David Roane offered a friendly amendment for three times the \$45,000. Comm. Anthony Vasiliou questioned the Zoning Enforcement Officer, who responded. William Warner commented. Discussion ensued. The motion died. A motion to table this item and a full report be given was made by Comm. Carl Bolz and seconded by Comm. Victor Liburdi. Vote was unanimous. A motion for a full report on the other phases of the subdivision was made by Comm. Carl Bolz and seconded by Comm. Anthony Vasiliou. Vote was unanimous. Applicant/agent Bennett & Smilas Engineering, Inc./George Smilas, P.E., L.S. S87-44

On motion and second by Comms. Carl Bolz and Victor Liburdi the Commission scheduled a public hearing date of July 22, 1998 for a proposed Special Exception for a daycare center at 261 Ridge Road. Vote was unanimous. Applicant/agent Carrie Dickinson/Natalie McCage SE98-6

ITEM 4.1
SCHEDULED P.H.
7/22/98 PROPOSED
SPECIAL
EXCEPTION FOR A
DAYCARE CENTER
AT 261 RIDGE
ROAD

On motion and second by Comms. Carl Bolz and David Roane the Commission scheduled a public hearing date of July 22, 1998 for a proposed Special Exception to construct a corporate office/high technology processing facility off Country Club Road at the intersection of Middle Street and off Exit 20 of I-91. Vote was unanimous. Applicant/agent Aerospace Techniques, Inc./Atty. Philip F. Karpel SE98-7

ITEM 4.2
SCHEDULED P.H.
7/22/98 PROPOSED
SPECIAL
EXCEPTION
TO CONSTRUCT
A CORPORATE
OFFICE/HIGH
TECHNOLOGY
PROCESSING
FACILITY OFF
COUNTRY CLUB
ROAD AT THE
INTERSECTION
OF MIDDLE
STREET AND OFF
EXIT 20 OF I-91

The Commission took a five minute break.

Comm. James Fortuna read the public hearing legal notice into the record. William Warner commented. James Sipperly, the Environmental Planner, concluded for the Conservation Commission. Comm. Anthony Vasiliou questioned the wisdom of purchasing in lieu of regulating. Discussion ensued. Eleanor Kelsey commented on point of order. M. Corona commented on legislation. Katchen Coley, a member of the Conservation Commission, spoke in support and read a letter from Janet Brooks into the record. P. Meholley, a resident of Atkins Street, spoke in support of the proposal. Eleanor Kelsey questioned William Warner, who responded. Eleanor Kelsey referenced the state plan and stated her objections at length. Comm. Carl Bolz questioned Eleanor Kelsey. Lawrence Buck commented on the regulation and stated his objections. He submitted newspaper articles, spoke at length, and referenced the Lamentation Mountain plan. J. Tighe read a letter from J. Morrelli into the record and then stated his personal objections. He spoke about the Berlin proposal and the Lamentation Mountain plan. Comm. David Roane questioned if his land is for sale. J. Tighe indicated yes and for a fair price. On motion and second by Comms. David Roane and Carl Bolz the Commission moved to continue the public hearing in order to allow Jeffrey Pierce to speak and then close the public hearing. Vote was unanimous. Jeffrey Pierce stated his objections and commented on the state plan. He spoke at length. Comm. Anthony Vasiliou questioned Jeffrey Pierce on regulatory changes in Meriden, preserving mineral rights, etc. Jeffrey Pierce responded at length. On motion and second by Comms. Carl Bolz and Victor Liburdi the Commission closed the public hearing for a proposed Zoning Code text amendment to add Section 45 Trap Rock Ridge Protection Regulations relating to Mount Higby and Lamentation Mountain in the Westfield Section of the City. Vote was unanimous. No further action was taken. Applicant/

ITEM 5.1
CLOSED THE
P.H. PROPOSED
ZONING CODE
TEXT AMEND-
MENT TO ADD
SECTION 45 TRAP
ROCK RIDGE
PROTECTION
REGULATIONS
RELATING TO
MOUNT HIGBY
AND LAMENTA-
TION MOUNTAIN
IN THE WEST-
FIELD SECTION
OF THE CITY

PLANNING AND ZONING COMMISSION REGULAR MEETING JULY 8, 1998,
7:00 P.M. PAGE 5 OF 5

agent City of Middletown Conservation
Commission Z98-5

On motion and second by Comms. James Fortuna
and Victor Liburdi the Commission approved the
minutes of the June 10, 1998 meeting. Vote was
unanimous.

ITEM 6.1
APPROVED
MINUTES OF THE
6/10/98 MEETING

The minutes of the June 25, 1998 meeting were
not available.

ITEM 6.2
MINUTES OF
THE 6/25/98
MEETING WERE
NOT AVAILABLE

There was no discussion.

ITEM 7
DISCUSSION
WITH PUBLIC

Adjournment was at 9:47 P.M.

ITEM 8
ADJOURNMENT

Respectfully submitted,

William Warner
Director of Planning