

Chm. W. Lee Osborne, Comm. Anthony Vasiliou,
Comm. Carl Bolz, Comm. Jeffrey Pierce, Comm.
David Roane, Comm. James Fortuna, Comm. William
Holley III

COMMISSION
MEMBERS
PRESENT

Comm. Ron Klattenberg, Comm. Corrine Dorsey,
Comm. Carl Chisem, Mayor Maria Madsen Holzberg,
Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Planning Director

STAFF

There were approximately twenty-five members of the
public.

PUBLIC

Frank LoSacco spoke regarding Item #4.4. Chm. W. Lee
Osborne commented on his previous remark.

ITEM 2
DISCUSSION WITH
PUBLIC ON ITEMS ON
AGENDA

On motion and second by Comms. Anthony Vasiliou and
James Fortuna the Commission granted final approval of
Phase I (Lots 1, 2, 3, 34 and 35) of the Russell Ridge
Subdivision located on East Street and Flynn Lane with
the condition that all departmental comments be addressed
and that a cash bond in the amount of \$19,000 be posted.
Vote was unanimous. Applicant/agent Atty. Dean A.
Thomasson S91-9

ITEM 3.1
GRANTED FINAL APPROVAL
OF PHASE I OF THE
RUSSELL RIDGE
SUBDIVISION ON EAST
STREET AND FLYNN LANE

Comm. Anthony Vasiliou had a question and commented.
Discussion ensued. On motion and second by Comms.
Anthony Vasiliou and Jeffrey Pierce the Commission
granted final approval of the Cherry Hill Farms Subdivision
located south of Round Hill Road and east of Talcott
Ridge Drive with the condition that all departmental
comments be addressed. Vote was unanimous.
Applicant/agent Edward B. Wenners, PE S95-19

ITEM 3.2
GRANTED FINAL APPROVAL
OF THE CHERRY HILL
FARMS SUBDIVISION
LOCATED SOUTH OF
ROUND HILL ROAD AND
EAST OF TALCOTT RIDGE
DRIVE

On motion and second by Comms. Anthony Vasiliou and
James Fortuna the Commission scheduled a public hearing
date of July 23, 1997 for a proposed Zoning Code text
amendment to add Sections 44.08.42 and 61.02.36 to
allow Auto Body Shop/Filling Station/Used Car Sales in
the I-2 zone by Special Exception. Vote was unanimous.
Applicant/agent Richard Bishop, Bishop's Garage/Michael
F. Dowley Z97-2

ITEM 4.1
SCHEDULED P.H.
7/23/97 PROPOSED ZONING
CODE TEXT AMENDMENT
TO ADD SECTIONS
44.08.42 AND 61.02.36 TO
ALLOW AUTO BODY SHOP/
FILLING STATION/USED
CAR SALES IN THE I-2 ZONE
BY SPECIAL EXCEPTION

On motion and second by Comms. Anthony Vasiliou and Jeffrey Pierce the Commission scheduled a public hearing date of July 23, 1997 for a request to amend the Land Use Component of the Plan of Development to change the designation of the KWF parcels located on both sides of Berlin Street from low density residential to public land. Vote was unanimous. The Commission accepted withdrawal of a proposed Zoning Map amendment to rezone the KWF parcels on Berlin Street from Residential Pre Zoning (RPZ) to the Public Service Utility Zone (PSUZ). Vote was unanimous. Applicant/agent City of Middletown Water and Sewer Department/Guy P. Russo, Director

ITEM 4.2
SCHEDULED P.H. 7/23/97
REQUEST TO AMEND
THE LAND USE
COMPONENT OF THE
PLAN OF DEVELOPMENT
TO CHANGE THE
DESIGNATION OF THE
KWF PARCELS LOCATED
ON BOTH SIDES OF
BERLIN STREET FROM
LOW DENSITY
RESIDENTIAL TO PUBLIC
LAND

On motion and second by Comms. Anthony Vasiliou and David Roane the Commission tabled a Request for G.S. 8-24 Review for acquisition of the KWF parcels located on both sides of Berlin Street to be used for a combined Water and Sewer Maintenance Depot. Vote was unanimous. Applicant/agent City of Middletown Water and Sewer Department/ Guy P. Russo, Director

ITEM 4.3
TABLED REQUEST FOR
G.S. 8-24 REVIEW FOR
ACQUISITION OF THE KWF
PARCELS LOCATED ON
BOTH SIDES OF BERLIN
STREET TO BE USED FOR
A COMBINED WATER AND
SEWER MAINTENANCE
DEPOT

On motion and second by Comms. David Roane and Jeffrey Pierce the Commission scheduled a public hearing date of July 23, 1997 for a proposed Site Plan Review to construct a new police station and retail space at the former Sears site located at the northeast corner of Main and College Streets. Vote was unanimous. Applicant/agent City of Middletown/Michael Cubeta, Bldg. Com. Chairman SPR97-53

ITEM 4.4
SCHEDULED P.H. 7/23/97
PROPOSED SITE PLAN
REVIEW TO CONSTRUCT
A NEW POLICE STATION
AND RETAIL SPACE AT
THE FORMER SEARS SITE
LOCATED AT THE NORTH
CORNER OF MAIN AND
COLLEGE STREETS

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

ITEM 5
P.H. TAPE RECORDING

Atty. Raczka explained the proposal. Comm. Anthony Vasiliou questioned the buildability of Lot #2. Atty. Raczka responded. Comm. Anthony Vasiliou questioned the Public Works comment. Atty. Raczka indicated what the buildings will be. An unidentified member of the public commented on the outbuildings. Henry Novicki commented. On motion and second by Comms. Anthony Vasiliou and

ITEM 5.1
GRANTED FINAL APPROVAL
OF A TWO LOT
RESUBDIVISION OF THE
PROPERTY OF ALICE
MYJAK LOCATED AT
398 BOSTON ROAD

Carl Bolz the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Anthony Vasiliou and Carl Bolz the Commission granted final approval of a two lot resubdivision of the property of Alice Myjak located at 398 Boston Road with the condition that all departmental comments be addressed that the outbuilding be demolished or moved. Vote was unanimous. Applicant/agent Alice Myjak/ Atty. Theodore J. Raczka S97-3

Chm. W. Lee Osborne disqualified himself as he is a Member of the Building Committee. Comm. Anthony Vasiliou opened the public hearing. Joyce Kirkpatrick introduced the proposal. D. Parker, the architect, explained the proposal, the plans for the building and the changes. S. Kovech explained the site plan, the parking facilities and discussed the utilities and the lighting. Comm. Anthony Vasiliou questioned the drainage and the pavement. Cindy Wilcox, Municipal Development Office, and S. Kovech responded. Comm. Carl Bolz questioned emergency access and drainage. D. Parker responded. Comm. David Roane questioned dumpsters, parking, etc. D. Parker responded. Comm. Jeffrey Pierce commented on the emergency access road and structures in the road to deflect water. Discussion ensued on sheet flow, drainage, and gravel lot. L. Bank commented on the material of the parking lot and the original design. Comm. Jeffrey Pierce commented. No one from the public spoke. Comm. Anthony Vasiliou asked for an explanation of the revisions. D. Parker explained using the floor plans. Comm. David Roane questioned parking. William Warner responded. Cindy Wilcox and Guy Russo, Director of the Water and Sewer Department, commented on the water and sewer extensions. Discussion ensued on paving. Comm. Anthony Vasiliou commented on revisions to the original proposed and the bond referendum. D. Parker commented. Joyce Kirkpatrick concluded. On motion and second by Comms. David Roane and Jeffrey Pierce the Commission closed the public hearing. Vote was unanimous. A motion to grant site plan approval to convert a former convent (aka Long Hill Estate/Cenacle) located at 421 Wadsworth Street to a new use as an office/banquet facility with the condition that the emergency road have water diversion dams

ITEM 5.2
GRANTED SITE PLAN
APPROVAL TO CONVERT
A FORMER CONVENT
(AKA LONG HILL ESTATE/
CENACLE) LOCATED AT
421 WADSWORTH
STREET TO A NEW USE
AS AN OFFICE/BANQUET
FACILITY

such as granite curbs was made by Comm. David Roane and seconded by Comm. Jeffrey Pierce. Comms. Jeffrey Pierce and Anthony Vasiliou commented in support. Comm. Anthony Vasiliou commended staff. The motion passed unanimously by roll call vote. Applicant/agent TMR Land Planners SPR97-47

The Commission acknowledged the ZEO Sign Report.

ITEM 6.1
ACKNOWLEDGED
ZEO SIGN REPORT

The minutes of the June 25, 1997 meeting were not available.

ITEM 6.2
MINUTES OF 6/25/97
MEETING WERE NOT
AVAILABLE

Chm. W. Lee Osborne returned to the meeting. Comm. Anthony Vasiliou questioned the Capital Improvements Plan. William Warner responded. A motion that the Commission request the professional services committee restore the funds for the CIP was made by Comm. Anthony Vasiliou and seconded by Comm. Jeffrey Pierce. Comm. Anthony Vasiliou spoke in favor of the motion and feels the Commission needs to send a message on the importance of this amendment. Comm. David Roane requested a friendly amendment that the Chairman go to the Common Council. Comm. Anthony Vasiliou commented that the CEO should respond first, then the Common Council. The motion passed unanimously.

ITEM 7
DISCUSSION WITH
PUBLIC

Adjournment was at 9:30 P.M.

ITEM 8
ADJOURNMENT

Respectfully submitted,

William Warner
Director of Planning