

PLANNING AND ZONING COMMISSION REGULAR MEETING JULY 10, 2002, 7:00 P.M. PAGE 1
OF 4

Chw. Barbara Plum, Comm. Stephen Gadowski, Comm.
James Fortuna, Comm. George Lapadula, Comm. Carl Bolz,
Comm. John Pieper, Comm. William Wilson

COMMISSION
MEMBERS
PRESENT

Comm. Andrew Rak, Comm. John Voli, Comm. Stephen
Shapiro, Mayor Dominique Thornton, Ex-Officio, Dir. P.W.
Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Director, Thomas Nigosanti, Chief Engineer

STAFF

There were approximately thirty (30) 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

There was no discussion.

ITEM 2
DISCUSSION
WITH PUBLIC
ON ITEMS ON
AGENDA

Chw. Barbara Plum announced that Item #2b.1 would be con-
tinued and Item #2b.2 would be tabled. On motion and second
by Comms. Stephen Gadowski and William Wilson the Com-
mission continued the public hearing for a proposed twenty-two
(22) lot resubdivision with a Special Exception for a cluster sub-
division of the property of Grace K. Harmon, Marion K. Seifert,
and Isabel K. Wimler located on the west side of Arbutus Street
adjacent to Cranberry Lane Estates to be known as Kelsey Estates.
Vote was unanimous. Applicant/agent George Smilas, P.E., L.S.
S2002-5

ITEM 2b.1
CONTINUED P.H.
FOR A PROPOSED
TWENTY-TWO
(22) LOT RESUB-
DIVISION WITH A
SPECIAL EXCEP-
TION FOR A CLUS-
TER SUBDIVISION
OF THE PROPERTY
OF GRACE K. HAR-
MON, MARION K.
SEIFERT AND
ISABEL K. WIM-
LER LOCATED ON
THE WEST SIDE
OF ARBUTUS
STREET ADJA-
CENT TO CRAN-
BERRY LANE
ESTATES TO BE
KNOWN AS KEL-
SEY ESTATES

On motion and second by Comms. Stephen Gadowski and George
Lapadula the Commission tabled a proposed six (6) lot resubdivision
with a Special Exception for two rear lots of the property of Peter
Bushnell located at 100 Sachem Drive to be known as Bear Pond.
Vote was unanimous. Applicant/agent Bricon LLC/Brian Sarisley
S2002-8

ITEM 2b.2
TABLED THE
P.H. FOR A
PROPOSED SIX
(6) LOT RESUB-
DIVISION WITH
A SPECIAL EX-

CEPTION FOR
TWO REAR LOTS
OF THE PROPERTY
OF PETER BUSH-
NELL LOCATED
AT 100 SACHEM
DRIVE TO BE
KNOWN AS BEAR
POND

F. Galvzio made a presentation for the zone change, thanked those involved, and commented on the purpose and the need for the project. He used a power point presentation to orient the Commission and display the area. F. Galvzio displayed letters of support and the city's proposed future land use plan. From the public, Lawrence McHugh, President of the Middlesex County Chamber of Commerce, spoke in support. W. Pomfret spoke in support and indicated that the veterans approve of the proposal. Gerald Daley, a councilman, spoke in support for the Mayor, the Economic Development Committee and explained the Economic Development Committee deliberations on the project. M. Minnberg of Pro Health Physicians indicated that they treat 35,000 patients, that there is no room to expand so they are losing patients and urged approval. Joseph Carta, 486 Saybrook Road, questioned the wells, the environmental impacts, the sewer and the water. Comm. George Lapadula commented on the need for the project. F. Galvzio responded. On motion and second by Comms. Stephen Gadowski and George Lapadula the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Stephen Gadowski and George Lapadula the Commission adopted a Zoning Map amendment to rezone city property located on the east side of Saybrook Road and Route 9 North and at the end of Standpipe Road from the R-15 Residential zone to the MX Mixed Use zone with an effective date of August 15, 2002. Vote was unanimous. Applicant/agent Medical Development Associates Z2002-2

ITEM 2b.3
ADOPTED A
ZONING
MAP AMENDMENT
TO REZONE CITY
PROPERTY LO-
CATED ON THE
EAST SIDE OF
SAYBROOK ROAD
AND ROUTE 9
NORTH AND AT
THE END OF
STANDPIPE ROAD
FROM THE R-15
RESIDENTIAL
ZONE TO THE MX
MIXED USE ZONE

Atty. Joseph Borkowski explained the proposal for the four (4) lot resubdivision, reviewed all the departmental comments with the Commission and agreed to all conditions. He used a site plan to display the proposed lots. Engineer J. Thompson explained the engineering details. Atty. Joseph Borkowski commented on the wetlands. Comm. William Wilson questioned flooding. Atty. Joseph Borkowski responded. Chw. Barbara Plum questioned other land. Michael Cannata responded that there is the potential for one additional lot. Atty. Joseph Borkowski continued on future development. Comm. Carl Bolz suggested that the matter be continued until the Inland Wetlands and Watercourses Agency takes action. Comm. John Pieper questioned the Public Works Departmental comment. No one from the public spoke. On motion and second by Comms. Stephen Gadowski and George Lapadula the Commission closed the public hearing for a proposed four (4) lot resubdivision of the property of Congregation Adath Israel located on the north

ITEM 2b.4
CLOSED THE P.H.
FOR A PROPOSED
FOUR (4) LOT RE-
SUBDIVISION OF
THE PROPERTY OF
CONGREGATION
ADATH ISRAEL
LOCATED ON THE
NORTH SIDE OF
MILE LANE NEAR
RIDGWOOD ROAD

PLANNING AND ZONING COMMISSION REGULAR MEETING JULY 10, 2002, 7:00 P.M. PAGE 3
OF 4

side of Mile Lane near Ridgewood Road and placed the item under Old Business at the next meeting. Vote was unanimous. Applicant/agent Cannata Construction Company/Alan Bongiovanni S2002-6

Atty. Richard Carella introduced the development team and explained the proposal. Thomas Stevens explained the technical details, the lots and the common drives. Comm. James Fortuna questioned the traffic. Atty. Richard Carella responded to the sidewalk waiver. Comm. George Lapadula questioned the driveways for Lots #7, #8, and #9 and delivery trucks. Atty. Richard Carella commented on Lot #1, the driveway and the Police Departmental comment. Comm. Carl Bolz questioned the frontage of Lot #6. T. Bolduc responded. Comm. Carl Bolz questioned the shared driveway. Chw. Barbara Plum questioned Lots #1, #2, and #3 and the slopes. William Warner questioned the driveway and combining Lots #1 and #2. Discussion ensued on the desirability of the lots and the buildable area. Atty. Richard Carella agreed to a continuance. Chw. Barbara Plum suggested revisiting Lots #1, #2, #3, combining them and widening the common drive. Comm. John Pieper feels the driveways should be paved. Discussion ensued on revisions to the plans. From the public, C. Bevins expressed concerns about drainage problems, and impacts on wells. J. Peterson had concerns about traffic and the impact on the country atmosphere. Thomas Stevens, the engineer, responded regarding drainage. William Warner explained the options. Atty. Richard Carella agreed to a full thirty-five (35) day extension of time to close the public hearing. On motion and second by Comms. Stephen Gadomski and George Lapadula the Commission continued the public hearing for a proposed ten (10) lot resubdivision of the property of C.M.C. Development, LLC located on the west side of Millbrook Road across from Lyceum Road and south of Lake Ridge Heights to be known as Crystal Lake Estates until the meeting of August 14, 2002. Vote was unanimous. Applicant/agent C.M.C. Development LLC/Thomas A. Stevens & Associates, Inc. S2002-7

On motion and second by Comms. Stephen Gadomski and John Pieper the Commission granted a reduction of the cash bond to \$10,000 for The Hunt Club located off East Street. Vote was unanimous. Applicant/agent D'Amato Investments, LLC/Louis J. D'Amato S87-44

On motion and second by Comms. Stephen Gadomski and George Lapadula the Commission scheduled a public hearing date of August 14, 2002 for a proposed three (3) lot industrial resubdivision of the property of P, Inc., LLC located at 975 Middle Street. Vote was unanimous. Applicant/agent Jerry Clean – P, Inc., LLC/Frank Magnotta P.E. Bascom & Magnotta,

ITEM 2b.5
CONTINUED THE
P.H. FOR A PRO-
POSED TEN (10)
LOT RESUB-
DIVISION OF THE
PROPERTY OF
C.M.C. DEVELOP-
MENT, LLC LO-
CATED ON THE
WEST SIDE OF
MILLBROOK
ROAD ACROSS
FROM LYCEUM
ROAD AND
SOUTH OF LAKE
RIDGE HEIGHTS
TO BE KNOWN
AS CRYSTAL
LAKE ESTATES

ITEM 3.1
GRANTED A RE-
DUCTION OF
THE CASH
BOND FOR THE
HUNT CLUB
LOCATED
OFF EAST
STREET

ITEM 4.1
SCHEDULED P.H.
8/14/02 FOR A PRO-
POSED THREE (3)
LOT INDUSTRIAL
RESUBDIVISION

PLANNING AND ZONING COMMISSION REGULAR MEETING JULY 10, 2002, 7:00 P.M. PAGE 4
OF 4

Inc. S2002-11

OF THE PROPERTY
OF P, INC., LLC LO-
CATED AT 975
MIDDLE STREET

On motion and second by Comms. Stephen Gadomski and George Lapadula the Commission scheduled a public hearing date of August 28, 2002 for a proposed eleven (11) lot resub-division of the property of Lisa Passanesi located on the north side of Westfield Street west of Lisa Lane. Vote was unanimous. Applicant/agent Sonoma Woods, LLC/Conklin & Soroka, Inc. S2002-10

ITEM 4.2
SCHEDULED P.H.
8/28/02 FOR A PRO-
POSED ELEVEN
(11) LOT RESUB-
DIVISION OF THE
PROPERTY OF LISA
PASSANESI LO-
CATED ON THE
NORTH SIDE OF
WESTFIELD
STREET WEST OF
LISA LANE

The minutes of the June 26, 2002 meeting were not available.

ITEM 5.1
THE MINUTES OF
THE 6/26/02
MEETING WERE
NOT AVAILABLE

William Warner issued the Zoning Enforcement Officer's Report and indicated that the office was moving forward on the court cases. The Commission accepted the Zoning En-forcement Officer's Report.

ITEM 5.2
ACCEPTED THE
ZEO REPORT

Chw. Barbara Plum commented on the need to keep all paperwork until an application is decided. Comm. George Lapadula commented on the Jukonski violation and on cluster developments. William Warner commented.

ITEM 5.3
COMMISSION
AFFAIRS

Lawrence Buck questioned the Director's membership in the American Planning Association. Art Higgins, Westfield Fire District, feels there should be better regulations on fire access for rear lots and better coordination. William Warner agreed. Kathleen Kennedy commented on house numbers for in-law apartments and the need for better regulations. William Warner commented on the need for regulations. Comm. George Lapadula commented on house numbers.

ITEM 6
DISCUSSION WITH
PUBLIC

On motion and second by Comms. James Fortuna and George Lapadula the Commission adjourned the meeting at 8:50 p.m.

ITEM 7
ADJOURNMENT

Respectfully submitted,
William Warner, AICP,
Director of Planning, Conservation and Development