

Chw. Barbara Plum, Comm. Carl Bolz, Comm. James Fortuna,
Comm. Cynthia Jablonski, Comm. Les Adams, Comm. Deborah
Kleckowski, Comm. Ron Borelli, Comm. Quentin W. Phipps,
Comm. John Pieper

MEMBERS
PRESENT

Comm. Andrew Rak, Mayor Sebastian N. Giuliano, Ex-Officio,
Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
ABSENT

William Warner, Director, Matt Dodge, Planning Environmental
Specialist

STAFF

There were approximately four (4) 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

Nicholas Giardina, Sr., explained the proposal and indicated that
he had spoken to Officer Craig Elkin of the Traffic Bureau. Nicholas
Giardina, Sr. noted that there are no issues with the proposal, that a
sightline distance of two hundred eighty (280) feet was required and
that the site plan provided for a three hundred (300) foot sightline.
He indicated that the tenants would not have to back out of the drive-
way. No one from the public spoke. On motion and second by Comms.
James Fortuna and John Pieper the Commission closed the public
hearing. Vote was unanimous. On motion and second by Comms.
Carl Bolz and James Fortuna the Commission granted a Special Ex-
ception to construct a two-family duplex to be located on the west
side of Saybrook Road across from the intersection with Bow Lane
with the condition that a letter from the Planning and Zoning Com-
mission be sent to the Public Works Department requesting that a
sidewalk be installed from the Stop and Shop Plaza all the way to
Coe Avenue. Vote was unanimous with Comm. Deborah Kleckowski
abstaining. Applicant/agent Nicholas and Gail Giardina/Hibbard &
Rosa Architects SE2007-12

ITEM 3.1
GRANTED A
SPECIAL EX-
CEPTION TO
CONSTRUCT
A TWO-
FAMILY DU-
PLEX TO BE
LOCATED ON
THE WEST
SIDE OF SAY-
BROOK ROAD
ACROSS FROM
THE INTER-
SECTION WITH
BOW LANE

Carmen Giuliano presented the proposal. Comm. Carl Bolz questioned
the number of cars for stacking. Carmen Giuliano explained that two
hundred (200) feet for stacking is not measured by the number of
vehicles and may fit up to fourteen (14) cars. Comm. Ron Borelli
indicated he would like to see an "Enter" sign placed next to the
"drive-thru" sign as people are entering the wrong way. Carmen
Giuliano felt that a discussion with the property owner is war-
ranted to see if they need it moved. Comms. Carl Bolz and John
Pieper questioned the placement of the signs. Comm. John Pieper

ITEM 3.2
GRANTED A
SPECIAL EX-
CEPTION TO
ALLOW A
DRIVE-THRU
AT THE SUB-
WAY RES-
TAURANT LO-

asked if the signs were moved, would it affect the sightline of drivers pulling out. He suggested decreasing the size of the existing sign and adding a "Do Not Enter" sign below it. Carmen Giuliano didn't believe the existing sign is a major issue and felt moving it to the other side would be more intrusive. The applicant indicated he was willing to add "Enter" and "Do Not Enter" signs. Iraj Tirabadi explained the height of the existing signs but would put signs wherever the Commission deemed necessary. Chw. Barbara Plum suggested just using an "arrow" sign. No one from the public spoke. Comm. Cynthia Jablonski asked if guardrails on the east side should be installed to deter cars from rolling. Carmen Giuliano explained there are bumper guards and curbing, plus cars are now positioned on a slant. William Warner asked about the condition of the curbing. Carmen Giuliano explained that broken curbing is present and that curbing protection will be provided. Chw. Barbara Plum and William Warner had concerns over the striped area on the west side and if people were going to diagonally park instead of parallel park. On motion and second by Comms. Carl Bolz and John Pieper the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Carl Bolz and Ron Borelli the Commission granted a Special Exception to allow a drive-thru at the Subway Restaurant located at 942 Washington Street with the condition that: 1) curbing be added to the east side of the property; and 2) the cross hatched area be landscaped with curbing with the exception of parking spaces #22 and #25. Vote was unanimous. Applicant/ agent Iraj Tirabadi/Carmen Giuliano SE2007-1

CATED AT 942
WASHINGTON
STREET

Glenn Russo presented the proposal and indicated that the island will not impede the sight distance or large trucks entering and exiting the site. Chw. Barbara Plum questioned why the work has already been done and why approval was not sought earlier. She indicated she would like to see plans with any changes before the developer moves ahead with the work. William Warner pointed out that Glenn Russo had made many changes three (3) or four (4) months prior to this meeting and that all changes should have been submitted to the Commission. He doesn't know how these changes got into the main file and that Glenn Russo went ahead and made these changes without approval. Comm. Cynthia Jablonski wanted to know what it will look like as far as the plantings were concerned. Glenn Russo indicated that he planned on putting in significant plantings, lighting and a sign and flagpole. Comm. Ron Borelli indicated he would like to see a drawing of the island with the plantings, the sign and the lighting. Chw. Barbara Plum indicated she would like to see the plan for the complete island in its entirety. Glenn Russo did not believe that a detailed plan is required plus the landscape/architecture plan has not been completed yet. Comm. Carl Bolz indicated he would like to see detailed plans of the lighting and the signage due to the proximity to the abutters. Chw. Barbara Plum wanted to know when the landscaping plan would be presented to the Commission. William Warner said that as part

ITEM 4.1
ACCEPTED
WITHDRAWAL
OF A REQUEST
FOR MODIFI-
CATION TO
THE SPECIAL
EXCEPTION
APPROVAL TO
NOHL CREST
III LOCATED
OFF GEORGE
STREET WITH
REGARD TO
ADDING A
LANDSCAPED
ISLAND AT THE
ENTRANCE

of the Special Exception, a landscaping plan should have been submitted. Comm. Carl Bolz felt he was not in the position to approve the request as the Commission did not have all the information. Comm. Ron Borelli noted that according to the regulations there should be a landscape plan. Glenn Russo said it would take more than a month to produce the landscape plan. William Warner explained there if there was not enough time, he could withdraw the request. Glenn Russo wanted to discuss the landscaping mound to the north of Building #6 and indicated it needed to be moved. Chw. Barbara Plum noted that she would like to see a drawing of this proposed change. Comm. Carl Bolz indicated the Commission hasn't had a chance to review the new change. Glenn Russo indicated he would submit a letter of withdrawal. On motion and second by Comms. Carl Bolz and Ron Borelli the Commission accepted withdrawal of a request for modification to the Special Exception approval for Nohl Crest III located off George Street with regard to adding a landscaped island at the entrance. Vote was unanimous. Applicant/agent Landmark Investment Group, LLC/Glenn Russo, Executive Manager SE2002-7

On motion and second by Comms. Carl Bolz and John Pieper the Commission scheduled a public hearing date of July 25, 2007 for a proposed Special Exception for an adaptive historic reuse of an existing vacant industrial building located at 27 Stack Street for twenty-seven (27) residential units and for development within the FEMA designated flood zone. Vote was unanimous. Applicant/agent College Street, LLC/Level Design Group, LLC, Daniel Campbell SE2007-14

ITEM 5.1
SCHEDULED
P.H. 7/25/07
FOR A PRO-
POSED
SPECIAL EX-
CEPTION FOR
AN ADAPTIVE
HISTORIC RE-
USE OF AN
EXISTING VA-
CANT IN-
DUSTRIAL
BUILDING LO-
CATED AT 27
STACK STREET
FOR 27 RE-
SIDENTIAL
UNITS AND FOR
DEVELOPMENT
WITHIN THE
FEMA DESIG-
NATED FLOOD
ZONE

William Warner explained the review of Sec. 8-24 by state statutes and indicated it is consistent with the Plan of Development. On motion and second by Comms. Carl Bolz and James Fortuna the Commission

ITEM 5.2
GAVE AN AF-
FIRMATIVE

gave an affirmative G. S. 8-24 Review for the leasing of 5,500 sq. ft. at the former Remington Rand building located at 180 Johnson Street to John Moore, Fat City Cycle. Vote was unanimous. Applicant/agent Economic Development Committee

G.S. 8-24 REVIEW FOR THE LEASING OF 5,500 SQ. FT. AT THE FORMER REMINGTON RAND BUILDING LOCATED AT 180 JOHNSON STREET

William Warner explained the review of Sec. 8-24 by state statutes and indicated it is consistent with the Plan of Development. On motion and second by Comms. Carl Bolz and James Fortuna the Commission gave an affirmative G.S. 8-24 Review for the leasing of 4,500 sq. ft. at the former Remington Rand building located at 180 Johnson Street to Mark Jenkins, Quality Insulation. Vote was unanimous. Applicant/agent Economic Development Committee

ITEM 5.2
GAVE AN AFFIRMATIVE G.S. 8-24 REVIEW FOR THE LEASING OF 4,500 SQ. FT. AT THE FORMER REMINGTON RAND BUILDING LOCATED AT 180 JOHNSON STREET

On motion and second by Comms. James Fortuna and John Pieper the Commission approved the minutes of the June 27, 2007 regular meeting. Vote was unanimous with Comm. Carl Bolz abstaining.

ITEM 6.1
APPROVED THE MINUTES OF THE 6/27/07 REGULAR MEETING

William Warner reported on illegal signs. The Commission discussed the effectiveness of sign removal and how well Bruce Driska, the Zoning Enforcement Officer, has done with removing the signs.

ITEM 6.2
COMMISSION AFFAIRS

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. James Fortuna and Ron Borelli the Commission adjourned the meeting at 8:25 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development