

Chm. Stephen T. Gionfriddo, Vice Chm. Cos Giuffrida, Sec'y Louis A. Carta, Steven J. Leinwand, Sebastian Passanesi, Rose Sbalcio, Alternate Stephen Gadowski, Alternate William Pillarella, and Dir. Public Works Salvatore Fazzino, Ex-Officio. COMMISSION MEMBERS PRESENT

Comm. Paul P. Parisi, Alternate Thomas E. Hutton, Alternate Paul H. Bixby, and Mayor Sebastian J. Garafalo, Ex-Officio. MEMBERS ABSENT

Alternate Commissioner William Pillarella acted for Commissioner Parisi, who was absent. ACTING MEMBERS

Planning Dir. George A. Reif, Nino Martucci, Planner; Hope Kasper, and Beverly Augustine. STAFF

Lucas Held, reporter for the Middletown Press; Andy Cook, reporter for WCNX Radio, and approximately 60 members of the audience. OTHERS

Chm. Gionfriddo

I call the meeting to order. We currently have six regular members. Commissioner Parisi not being here, Commissioner Pillarella will be sitting in his place. We'll start with the Public Hearing. I'll ask the Secretary to read the Legal Notice.

Secretary Carta

Legal Notice, Middletown Connecticut. The Middletown Planning and Zoning Commission will hold a Public Hearing, July 25th, 1984 at 7:00pm in the Council Chamber, Municipal Building, deKoven Drive, Middletown, Connecticut to consider the following: ITEM # 1 33 Lot Sub. Maple Shade R-1 Zone. App/Agent Trican Rlty Atty S. J. Cartelli

ITEM #1: CONTINUED PROPOSED 33 LOT SUBDIVISION LOCATED AT 176 MAPLE SHADE ROAD IN AN R-1 ZONE. APPLICANT/AGENT TRICAN REALTY, ATTORNEY S. J. CARTELLI.

Chm. Gionfriddo

O.K., Commissioner Giuffrida is disqualified himself on this matter. Commissioner Gadowski will be sitting in his place.

Atty Cartelli

Mr. Chairman, Commissioners, if you're not aware, you'll shortly be aware of the fact that a formal ruling was sought from the City Attorney with regard to the question of whether or not the road structure as it exists on the map, on the revised map, complies with the regulations concerning the 800 foot dead-end street. You will recall that the original 52 lot subdivision proposal that was submitted on an informal basis was never submitted formally because it was determined that that road configuration was not in compliance. That was at the time when we were having difficulty in determining whether or not an esplanade type situation at the entrance to a subdivision had to be counted in the roadway. As a result of that decision and after the expenditure of time, effort, and money by the developer to get his subdivision, that application was never formally submitted and a subsequent application, which is basically the one you have before you tonight was submitted after much consultation to make certain that the road configuration was in compliance. And after substantial assurance that it was, that was submitted and we have had three or four Public Hearings now with regard to that application. Attorney O'Neill, the

Atty Cartelli (continued from page 1)
 City Attorney, I understand, today at 4:15 or so submitted an opinion that technically, and in the spirit of his language and the intent of his language in his decision that the road configuration as it exists right now and as submitted is not in compliance. Having that in mind, I find it difficult to believe that this Commission, under any circumstances, could approve the subdivision as it presently exists. We've also gone through the first 30 days of Public Hearing and we're half way through the second thirty days. It is obvious that the developer that I represent, Trican, and any other developer, is going to run into a great deal of confusion with regard to any subdivision that's submitted. With the regulation as it presently exists, I think that the statement that was made by council for the opponents was very accurate in that you're gonna end up with many subdivisions that go nowhere, that don't connect to anything because of this limitation that we have. It's obvious that the regulations have to be reworded, revised to give direction not only to the Commission, but to the developer that comes so that he knows what he is...that what he is proposing will comply. We don't have that right now. I understand that there is an item on the agenda later on which would require a Public Hearing at a later date, so we will not be able to within the two weeks remaining for Public Hearing do anything with this particular subdivision. I think it's unfortunate that the opponents have had to be here on several occasions to spend their time and effort in order to reach this point. It's equally unfortunate that the developer has spent a great deal of effort, time and money to reach this point, but this is where we are. I am not casting blame upon anyone, it's just an unfortunate situation that exists and steps have been taken, apparently to correct that situation by a revision of the Code so that we know what we're dealing with a dead-end street whether it be in terms of a number of lots or size or provision for extension to adjacent land, which otherwise would be cut off by another dead-end road, we have a turmoil right now which has to be resolved. And it cannot be resolved within the next two weeks. With all that in mind, I am formally withdrawing the application of Trican for the 33 lot subdivision on Maple Shade Road. At such time as we have some clearer definition of the type of roads that would be in compliance with the regulations a revised will be submitted. But I am hereby formally withdrawing the application of Trican for the 33 lot subdivision on Maple Shade Road.

Chm. Gionfriddo
 Thank you, Jack.

Comm. Leinwand
 Mr. Chairman, I would move to accept the withdrawal.

Chm. Gionfriddo
 Is there a second?

Comm. Carta
 Second.

Chm. Gionfriddo
 There's a motion and a second to accept the withdrawal. Before we vote on it, just for clarification sake, I have the opinion of the City Attorney here. It's very short. It doesn't make much sense to read the whole thing. That basically what he's saying is that in light of his

Chm. Gionfriddo (continued from page 2)
earlier opinion, this road is not appropriate because the total lineal feet of the road is approximately 1400 feet. He's suggesting that the subdivision regulations be amended or changed. Staff has drawn up suggested changes. We have them in our packet this evening. I submitted a copy of those to Frank O'Neill today for his review and I think once we get review from the City Attorney and some discussion with the City Attorney, it probably will be some action by the Commission to change the regulations with respect to the roads so that the City Attorney doesn't have to become an arbiter of every single subdivision that we have as far as road length is concerned. So is there any discussion among the Commission with the motion to withdraw?

Comm. Carta
I think it's appropriate.

Chm. Gionfriddo
If not, all those in favor of accepting the withdrawal say "aye". Any opposed? Withdrawal accepted. (Vote was unanimous.)

Chm. Gionfriddo
I see...

Atty Leventhol
I wonder if I could just say on behalf of Your Neighborhood Friends' Association that we are grateful for the consideration that has been shown us by the Commission throughout these hearings over a considerable period of time. And I trust that there will be a Public Hearing in connection with any proposed change in the Subdivision Regulations so that the public's views can be heard.

Chm. Gionfriddo
There will.

Atty Leventhol
Thank you.

Chm. Gionfriddo
I appreciate their cooperation, too, especially at the last meeting. O.K., we go to Item Two on the Agenda.

Secretary Carta

ITEM #2 CONTINUED PROPOSED 5 LOT SUBDIVISION LOCATED ON MILLBROOK ROAD, RANDOLPH ROAD, AND EAST RIDGE ROAD, in an R-1 ZONE, APPLICANT/AGENT GILLIS LILJEDAHL/ATTORNEY JOSEPH BORKOWSKI.

ITEM #2
CONT'D 5 LOT
SUBDIV.
MILLBROOK RD.
RANDCLPH RD.
EAST RIDGE RI
R-1 ZONE
APP/AGENT
LILJEDAHL/
BORKOWSKI

Chm. Gionfriddo
O.K., Jack.

Atty Cartelli
Mr. Chairman, members of the Commission, with regard to this application...

(Excessive noise from the outer hallway.)

Chm. Gionfriddo
Excuse me, Ted, could you shut the doors in the back please, so we can...

Atty Cartelli

You will recall that we were here at the last meeting where there was some discussion to surveying and placement of monuments. I have little more to say other than what has already been said. I think that all the monuments are all in place. There has been no communication with my office by any of the residents within the last several days. The communications that I had, the telephone calls that I had were by people who wanted to know where those corners were and the monuments were in. If there are any remaining problems or any opponents to the approval, we would like to know what the points are that are in contention so that we can comply. You will recall that this is a much larger subdivision than the four or five new lots. This was a subdivision that was never formally approved and everyone who part of the subdivision as it has been submitted would receive the formal approval which would make their lots more salable. So, I would leave it with that and respond to any questions that may put to me by the Commission. There is one, I think that we can take two approaches, either approve it with the understanding that, let me backtrack, you have a memorandum from the Public Works Department that indicates that seven feet of road has been appropriated which should not have been. And the Public Works Commission does not agree with the taking of the road and I can't blame them for that. A revised map will be submitted and the monuments have apparently been put in place, which would show that the lots would not involve that seven feet of road. And that revised map will be submitted and if the Commission sees fit to vote on that matter subject to the submission of that map, that would be acceptable or if the Commission wishes to continue the hearing or close the Public Hearing and request that a revised map be submitted before it votes, we would be agreeable to that alternative. We're trying to clean up this subdivision so that everybody gets what they bargain for or what they have and clarify the subdivision approval situation for all concerned.

Comm. Leinwand

Mr. Chairman, we...apparently things have been resolved. I believe, but not on paper yet.

Chm. Gionfriddo

Sal?

Sal Fazzino

That's correct. Is there any reason why procedurally, we can't continue the Public Hearing, get the map, and in two ^{weeks} from now, have the map, continue the Public Hearing, have people make comments at that meeting, if everything is as clear as everyone suggests, also approve it?

Atty Cartelli

I believe that's the most appropriate alternative.

Comm. Leinwand

The only alternative is to approve it tonight, pending...well, there's no way, we don't have a map.

Atty Cartelli

Well, I think that there are people here that want to comment and that may become clear as to whether or not one or the other alternative is more appropriate.

Chm. Gionfriddo

I'm not gonna. I know...are you Mrs. Cannata's attorney?

Atty Borowey
Yes, I am.

Chm. Gionfriddo
'Cause I know that she came to the Public Works Department one day when I was in there and indicated some concern about this, but I think that the way that we're talking about resolving or the way it's proposed to be resolved will straighten out her problem.

Atty Borowey
I'm afraid I'm not sure what that would be and if I'm out of order tell me, but I do have a class D survey and an A-2 survey indicating the correctness of the monuments of the 1955 survey and the inaccuracy and incorrectness and imprecision of the present survey before the Commission.

Chm. Gionfriddo
I think the map, as it's going to be revised will satisfy your client.

Atty Borowey
Well, I would like for the record to file with this Commission at this time the two surveys that were prepared by Dutch Associates Engineering from Colchester. And if I might for the record identify myself, my name is Attorney Frank R. Boworey, 50 Market Square, Newington. And I...

Chm. Gionfriddo
Yeah, could you speak into the microphone, they're not hearing you.

Atty Boworey
(I) And I have brought with me, Ladies and Gentlemen, the A-2 survey prepared by Dutch Associates entitled "Property Survey" prepared for Sebastian A. Cannata, Randolph Road, Middletown, Connecticut, scale one inch equals twenty feet, July 23, 1984. In this, Commissioner's, the CHD monuments are located and there was a question as to the location of the CHD monument on the corner of Randolph Road and East Ridge Road. And this has been located with exact mathematical and geographical certainty, which therefore redefines the boundaries as they originally were. Furthermore, a pin was found behind a walnut tree which walnut tree still exists and which walnut tree is described in the 1955 survey. In addition to this, Ladies and Gentlemen, I would also file with you the class D survey which was taken from the 1955 original map. I do not know the inner workings that went on within the Town on this matter, I can say that my client, Mrs. Cannata, is very concerned about this. Her husband, Sebastian, has been in the hospital with a problem and so she has been going back and forth between the hospital and the surveyor and me. And this is why we'd like to file with the Commission these two surveys.
(Inaudible)

Chm. Gionfriddo
The only thing that I would suggest to you is that it seems to me that the Public Hearing is gonna be continued until the new map is filed, so perhaps you would want to have an opportunity to see the new map to confirm that it coincides with what you have there.

Atty Boworey
(I) On the record, we are in complete opposition with the present map that is filed. Hopefully, our problems will be resolved for the presentation of the new map.

Atty Cartelli

We anticipate contact within the next two weeks.

Chm. Gionfriddo

I guess, Jack, I guess I just want to ask one other question for anybody else here. Are there any other individuals who have lots in this subdivision...wait, let me ask the question first, who are not happy with the way this map indicates their lot?

George Topazio

My name is George Topazio. I live at 260 East Ridge Road. I want to go on record as contesting lines that have been recently been drawn by a surveyor that have come into my lot, my land by about ten feet. I don't know whether written document signed by people I purchased the land from have any validity. I would think they would. But, I'm supposed to have 188 feet on East Ridge Road, from the Pierce's lot to a lot that they have reserved at fifty feet. It seems that there wasn't enough land there to begin with, when these lots were sold. And somebody is going to have to lose some land. I don't see why people who purchased the land have to lose any. We made an agreement. I've got it written right here, signed by Gillis Liljedahl. It states the number of feet around the perimeter of the land and I would think that that would be legal.

Chm. Gionfriddo

Let me ask you this. Are you talking about your boundary with Pierce where it shows on this map 187 instead of 188? Is that what you're talking about?

George Topazio

That's the one. It should be 303 feet on the northerly side from East Ridge Road to the back that should be 303 feet.

Chm. Gionfriddo

Which lot are you? Are you lot 13 on this map?

George Topazio

I do not know. I haven't seen the most recent map. I adjoin the fifty feet that the Liljedahls kept to put a road or a driveway in.

Chm. Gionfriddo

So this map has you listed for thirteen.

George Topazio

Lot thirteen.

Chm. Gionfriddo

This map has you down for 296. Is that what you're saying?

George Topazio

It should be 303 feet.

Chm. Gionfriddo

All right, the only thing I would suggest, Jack, why don't you speak to him also and see how that can be resolved, if it can. OK?

George Topazio

What does the map show for the easterly boundary?

Chm. Gionfriddo
Excuse me.

George Topazio
185 on the eastern boundary?

Comm. Carta
Plus thirteen.

Chm. Gionfriddo
179.55.

George Topazio
It's supposed to be 185 feet.

Chm. Gionfriddo
Well, what I'm saying is that you should talk to Attorney Cartelli.
O.K.? Talk to him before the new map is prepared and see if it can be
accomodated.

George Topazio
Who would that be I'd speak to?

Chm. Gionfriddo
Attorney Cartelli. Right behind you. O.K.? Is there anyone else?
Mr. Cook, are you?

Ed Cook
It's bad when you start to know me by name. Ed Cook, Randolph Road.
One question I have. This all started by the building permits being
issued without an approval.

Chm. Gionfriddo
Look, let me explain to you the seven feet. It's my understanding that
the seven feet along Randolph Road is going to be made up by an agree-
ment with Louis Annino, Mr. Annino, who's going to give or allow a cer-
tain portion of his property to be taken in order to adjust the lines.
So that's the original problem was discovered when Louis Annino bought
his property and his being the last purchaser, he is accomodating every-
body here by allowing his line to be altered in order that everybody
else would be O.K. That's what it boils down to.

Ed Cook
All right, the other thing was that last week it was stated that no pins
would be moved and mine are moved forward two feet. I just wanted to
put that in the record.

Chm. Gionfriddo
O.K.

Ed Cook
Also, I was wondering, has the State been notified?

Chm. Gionfriddo
The State?

Ed Cook

Well, we're all moving...I'm moving a couple feet forward to the State, now I'd like to know where their line is. It's all State property in the front.

Chm. Gionfriddo

I'm certain that the surveyor would not have put you on the State property so...

Ed Cook

Well, I don't think so either.

Chm. Gionfriddo

No, I'm certain...

Ed Cook

Not knowingly...

Chm. Gionfriddo

I'm certain where he's got you is your property. O.K.?

Ed Cook

Well anyway, the State said, I gave them a call the other day and they said they'd be glad to come down and put some markers back in that were taken out by the City when they put the sewers in and were never put back. The map calls for them, the original one.

Chm. Gionfriddo

There's nothing like making things more complicated that it already is.

Ed Cook

Well, let's make it right. I mean now twenty years ago you made it wrong. Has it been corrected? Is it still possible to get a building permit on a lot that's not approved?

Chm. Gionfriddo

The only way these lots are going to get building permits at this point is if this subdivision goes through in some form approved. That's why it's in everybody's best interest to try to see to it that it goes through in some form approved because it will make all of your lots legal and sellable by you at some future point and will allow the Liljedahls to sell any lots that they have remaining. So everybody has some vested interest in seeing that this gets approved. So, all I'm saying is that if there are any neighbors out there between now and the first meeting in August have any problems with the lines that they see on this map, talk to Attorney Cartelli, because hopefully by that meeting there will be a final map drawn and hopefully we'll be able to approve it at the August meeting.

Ed Cook

Will the landowners be able to get a copy of that map before the meeting? Like this time nobody knew about it until the meeting.

Chm. Gionfriddo

I don't...you know for me to say that it would be, I guess impossible for me to say unless I know how soon the landowners who have complaints

Chm. Gionfriddo (continued from page 8)

would talk to Attorney Cartelli and he would get to the architect or I should say the surveyor, Mr. Bergan, in time to prepare his map. If he gets it done three or four days before the meeting, I would think you'd have a chance to look at it. I would think it would be on file upstairs.

Dir. Reif

We would like for it to be on file upstairs in the office. People come and they expect to find things in the file.

Chm. Gionfriddo

O.K., it'll be on file upstairs in George Reif's office.

Ed Cook

Because it shouldn't only be people with a complaint like these people.

Chm. Gionfriddo

No no, I understand.

Ed Cook

Because everybody's lot will be approved if the map is approved.

Chm. Gionfriddo

Everybody's lot will be approved. That's why I'm saying everybody is gonna have, everybody will have a benefit from the approval of this map.

Ed Cook

So then everybody should see it. O.K. Thank you.

Chm. Gionfriddo

Is there anyone else who wishes to speak with respect to this issue? If not, I think a motion to table the Public Hearing I think until the next meeting would be in order. We'll do it formally. Is there a motion to table the Public Hearing?

Comm. Leinwand

I move to continue the Public Hearing.

Chm. Gionfriddo

Is there a second? All those in favor? We'll see you all again next meeting. Move to Item #3.

Secretary Carta

ITEM #3: PROPOSED SUBDIVISION INCLUDING A SPECIAL EXCEPTION TO PERMIT A REAR LOT LOCATED ON ASTON LANE IN AN R-1 ZONE. APPLICANT/AGENT FRANK BEDNARZ/T.F. JACKOWIAK.

ITEM #3
SUBDIV.
& S.E.
REAR LOT
R-1 ZONE
ASTON LN.
APP/AG.
BEDNARZ
JACKOWIAK

Ted Jackowiak

I'm sorry, I just caught that last phrase. What are we discussing?

Comm. Carta

Aston Lane.

Ted Jackowiak

Oh, you know, I wasn't aware that I was supposed to speak for them this

Ted Jackowiak (continued from page 9)
evening. They have an attorney from Meriden who they've engaged to speak for them. And I didn't even bring a map along with me. But, anyway from my recollection, I believe that there were four lots there. One rear lot and no, there were three lots, weren't there? Yeah, three lots. One rear lot and two lots with 200 foot frontage. Thank you George. Lot three is a rear lot that has 30 foot frontage on Aston Lane and the required is 25. It has 1.24 acres and it will be connected to sanitary sewer. However, there is no water. The connection to the sanitary sewer will be a pressure pump, a grinder pump. The other two lots have 200 foot frontage on the street. And they, too will be connected to sanitary sewers. However, they will be gravity fed. There will have to be an extension of the sewer along Wadsworth 100 foot of eight inch PBC to allow this to be done. Lot has 1.81 acres and it has 247.5 foot frontage. Lot one is the old homestead there and that is just exactly one acre. There is a house on it and that also will be serviced with sanitary sewer. Other than that this is sort of a very simple little subdivision and I don't think that there are any problems or any that I can't see unless you have some questions or can think of problems connected with it.

Chm. Gionfriddo

George, do we have any staff comments that would indicate any problems? The only...it's not a problem...the only issue is that the pumps have to be approved by the Water Pollution Control Authority.

Chm. Gionfriddo

Are all the lots legally sized - the right size?

Dir. Reif

Should be, right. Public Works, they have no comment. Water and Sewer - the sanitary sewer would extend for lot #2 would require Water Pollution Control approval and the same thing is true for #3. Those are the only comments we have. It's a relatively straight-forward deal.

Chm. Gionfriddo

Comm. Carta has a question.

Comm. Carta.

I have a question on lot #3. Is this an R-1 zone?

Ted Jackowiak

Yes, it's R-1.

Comm. Carta

So, lot #3, an interior lot, is...we're supposed to be able to get a rectangle on it the size of a standard lot, which to my looking here doesn't appear that you can do that. Is that in accordance with our regulations?

Ted Jackowiak

It appears that it might not.

Comm. Carta

It's one of the requirements for having an interior lot. It's not an if and.

Ted Jackowiak

It appears that you might possibly be right. I haven't got a scale with me that I could... However, the southerly boundary is 247 feet and it's possible that it might not be able to put a rectangle in there. However, it's much larger that is required.

Comm. Leinwand
What do you need?

Dir. Reif
40,000 square feet and this 1.24 acres.

Comm. Leinwand
You've got sewer.

Comm. Carta
In an interior lot, you need, in order to have an interior lot, first of all, you ^{need} the square footage. But the second provision, one of the other provisions that make it passable or not is that you need to get a rectangle in it that would be approximately 200 by 200 square which just in my looking without a ruler I can see that it's not gonna work. Unless the map isn't to scale.

Ted Jackowiak
It's to scale.

Comm. Carta
(So the lot doesn't conform other than if you move...

Dir. Reif
...the line between two and three.

Ted Jackowiak
There's plenty of...

Comm. Carta
If you move the line between two and three towards, what's that southerly? Then you perhaps can get that in there.

Ted Jackowiak
Yes, that's possible to do and there's enough land to do it and I will do so.

Comm. Carta
I can see. I wouldn't be, in other words, if the lot didn't make it by a little corner or a little angle and yet substantially conformed, I think that would be fine. But, given that you're giving two acre lots in other places and this lot has a rather odd shape, I don't think it's appropriate, personally. I don't know how the other Commissioners feel.

Ted Jackowiak
(I can do that very easily. I think you're right, although I don't have a scale to do. But, it certainly looks like we wouldn't be able to put a square in there.

Chm. Gionfriddo

Are there any other questions? Ted, you're gonna supply us with another map, then.

Ted Jackowiak

Yes, I will.

Chm. Gionfriddo

O.K.

Dir. Reif

Put a revision date on it.

Ted Jackowiak

Yeah, I will.

Chm. Gionfriddo

O.K., thank you, Ted. Any members of the public wishing to speak in favor of this proposal? Any members wishing to speak in opposition? If not, we'll close the Public Hearing on Item #3. Item #4 has been withdrawn. I guess...

Comm. Leinwand

Move to accept the withdrawal.

Vice Chm. Giufridda

Second.

Chm. Gionfriddo

A motion and a second to accept the withdrawal. Any discussion? If not, all those in favor, any opposed? Withdrawal is accepted and we move to Item #5. (Vote was unanimous.)

Secretary Carta

ITEM #5: PROPOSED SPECIAL EXCEPTION TO PERMIT A DAY CARE CENTER LOCATED ON 861 MIDDLE STREET IN AN IT (INTERSTATE TRADE) ZONE, APPLICANT/AGENT JUDITH BINDER/ DAVID MYLCHREEST.

I don't see David.

Unidentified Man

Good evening. We were expecting David Mylchreest to come and make the presentation. Would it be possible to put off this hearing for maybe thirty minutes?

Chm. Gionfriddo

Sure, we'll pass it and reopen the Public Hearing when he gets here. O.K.?

Unidentified Man

Thank you very much.

Chm. Gionfriddo

So, temporarily, we'll close the Public Hearing section of the meeting, I should say, and move on to Item #3, which is discussion with the public concerning which are not or have been the subject of a Public Hearing.

ITEM #4

3 LOT SUB.

MILL ST.

SUMNER CRK

APP/AGENT

FENNER

AMERICA/

ATTY NETTEF

ITEM #5

SPEC.EXC.

DAY CARE

CENTER

MIDDLE ST.

IT ZONE

APP/AGENT

BINDER/

MYLCHREEST

Chm. Gionfriddo

O.K., we're gonna go back to the Public Hearing since I see Mr. Mylchreest is here and we'll go to Item #5 on the Public Hearing that was momentarily passed. Are you ready? O.K. Do you want to read Item #5.

Secretary Carta

THE LEGAL NOTICE: ITEM #5. PROPOSED SPECIAL EXCEPTION TO PERMIT ITEM #5
A DAY CARE CENTER LOCATED ON 861 MIDDLE STREET IN AN IT (INTER- PROPOSED
STATE TRADE) ZONE, APPLICANT/AGENT JUDITH BINDER, DAVID SPEC. EXC.
MYLCHREEST. DAY CARE
CENTER
MIDDLE ST.

David Mylchreest

I'm David Mylchreest, Consulting Engineer in Middletown. I apologize for not being here, but I figured number four or five on the agenda wouldn't be on until 9:00 tonight. Thank you for putting it off. The building as submitted and shown on the plan there on your application I think that you saw at your last meeting is an existing building. We've adopted the site to meet the parking requirements. To my knowledge as of about 2:00 this afternoon, all the comments you had in were acceptable unless you got something else.

Dir. Reif

Yes, the Health Department has turned something in at 5:30 I think.

David Mylchreest

All right. But, I had talked to them and I think we revised the plan twice today in order to hopefully get everything squared away tonight. The only thing that we really don't have the paperwork today is the, if you recall, on the north side of Bradley is where the on-site sewerage disposal system is going to be located. The State regulations require that that land be under easement and that easement be approved by the State Health Commissioner. Needless-to-say, that has not been done yet. And it probably won't be until they get ready to make the transfer of the property. The seller had agreed to do this, and the Health Department has talked to the State about it and, George, maybe you would like to make any comments on that particular item. To my knowledge, that's the only thing that we have left.

George Reif

The Health Department? They agree with everything.

David Mylchreest

O.K. All right.

Dir. Reif

And the members of the Commission have this and that remains.

David Mylchreest

That in a nut shell is the proposition. And if you have any questions, I'd be glad to answer them.

Vice Chm. Giufridda

Are there any questions from the Commission.

Comm. Leinwand

David, could you talk about the traffic flow in the drop-off area with the loop. The Police Department speaks to the one way entrance being only 20 feet from the corner with Bradley Street.

Dir. Reif

They've changed that.

David Mylchreest

That has been changed. That was a change that was made two weeks ago.

Comm. Carta

My drawing is not updated. Why don't we have an updated?

Dir. Reif

The current drawing is on the board.

Comm. Leinwand

Did we get copies of that one?

David Mylchreest

You had 18 of that, George, I know that the changes today are not there because they're relatively minor. That should have a second submission that was made at least a week and a half two weeks ago.

Comm. Carta

Yeah, I got it here. I didn't see it.

Comm. Leinwand

So, David, the plan is then to enter and the parking spaces on the right would be drop-off spots?

David Mylchreest

No, that would be part of the permanent parking, but you go down a little bit further just before you turn to come out again there's a sidewalk. That would approximately be the location of the drop-off. And it gives you about a three car storage space, you know, if somebody parks then at least two or three more cars can drive in off the street before they back up into the street.

Comm. Leinwand

How many youngsters is this facility going to be licensed for?

David Mylchreest

I'd have to refer that...seventy and have you gotten your...

Comm. Leinwand

No, they need our approval first.

David Mylchreest

The application calls for seventy children.

Comm. Leinwand

I'm not sure I follow you. Essentially you would have employees parking in the spots on the right and then in back on the left. And the drop-off would just sort of be around that oval?

David Mylchreest

As you first go in, there's a space for at least two cars...you could queue up two and two there if you had to, but as they come in off of Middle Street, they would go as far as they can before they start the oval coming out, drop them off and then you have a storage space for at least two to three cars behind that.

Comm. Leinwand

So, the kids would have to cross over the paved area, wouldn't they?

David Mylchreest

No, you'd be coming off of the street, you'll be on the north side of that driveway. There conceivably could be some cars parked in those spaces before hand. Or if mothers want to go in the...and speak to some of the people, they would park there and the employees, of course, would be parked out in back.

Chm. Gionfriddo

Are there any other questions. Is there any questions from any members of the Commission? If not, thank you.

David Mylchreest

I would, hopefully, the Commission would take action. I don't know if there will be any other comments tonight, but they are trying to work for a Labor Day opening and, needless-to-say, whatever action you could take tonight or at your next meeting they could then proceed for a building permit application. There is a substantial amount of work that has to be done before an opening and I would appreciate anything you could do.

Chm. Gionfriddo

Are you aware of the Health Department comments that Leon Vinci...

David Mylchreest

I have a feeling I know we talked to them all day today unless there's something in there that I don't know about that's a problem.

Chm. Gionfriddo

Dealing with the location of easements and etcetera.

David Mylchreest

The easement was the main problem which required approval out of Hartford. And hopefully your approval would be contingent on the State Health Department approval.

Chm. Gionfriddo

O.K.

David Mylchreest

Thank you.

Chm. Gionfriddo

Thank you. Are there any members of the public who wish to speak in favor of this proposal? Are there any members who wish to speak in opposition? Certainly.

Ann Loffredo

Mainly, I'd like to know, did the applicant have a chance to see what the

Ann Loffredo (continued from page 15)

Police Department had to say? About the traffic? They reviewed the site plan and has no objection with the overall plan. The northern-most driveway appears to be only twenty feet from the curve of Bradley and this would lead to possible accidents at the rear of the intersection.

Chm. Gionfriddo

I think that what's been indicated to us is that's already been revised.

Ann Loffredo

Now, that's been revised with this?

Chm. Gionfriddo

With the new map that is in the Commission's hands.

Ann Loffredo

When was that one submitted? I took a look at one two days ago. Has this been on file for a long time?

Chm. Gionfriddo

How long have you had that map on file? The map that you're showing there?

Dir. Reif

Up here? This one came today. The only thing that's changed here is the water connections. The rest of the...

David Mylchreest

What's the revision date down there, George? The first revision when we changed that driveway.

Dir. Reif

7/10.

Ann Loffredo

O.K., could I ask, I'm not quite if I heard the number of children right. Was it seventeen?

Chm. Gionfriddo

Seventy. Seven zero.

Ann Loffredo

Seventy.

Chm. Gionfriddo

That's what he said unless it's seventeen.

Nino Martucci

No, it's forty on the map.

Comm. Leinwand

The map says forty.

Chm. Gionfriddo

All right, well, he said seventy in the back, so...

Ann Loffredo

When you have this many children seeing that this is our first day care center in our area, do they automatically take into consideration the fencing and having someone there to take the children or do they have to, I imagine that there has to be a parent who's gonna park the car and take the child in unless there's someone there to...You're dealing with an awful tight situation here with this parking. If you've got forty kids coming in at approximately the same time, at that particular entryway, I think you're gonna have some problems there.

Chm. Gionfriddo

You know, what I was gonna say was that if you have any other questions, why don't you ask them all and then she can respond to any of them.

Ann Loffredo

No, I think that's it.

Chm. Gionfriddo

OK. I guess the first question would then be how many children are you gonna have and number two, the question that she had about dropping them off, etcetera.

Judith Binder

Initially, we'd like forty children. The children are never out on any pavement without a parent or a teacher there. No one is ever outside the fences alone. Oh yes, the fences (inaudible)...

Chm. Gionfriddo

OK, I guess what you're basically saying is that you're initially looking for forty, perhaps expanding it to as many as seventy. Is that where the seventy came from?

David Mylchreest

The parking we show was really for seventy and we've indicated the initial parking for the requirement, but it can be expanded so we have the parking places for seventy if necessary.

Dir. Reif

They don't show there, though. You have them shown for forty on the map.

David Mylchreest

We've indicated on the map that there are forty children.

Dir. Reif

Yeah, and you show you need...

David Mylchreest

The limit on the parking I think is fourteen for forty children, I think then we required ten.

Dir. Reif

All right. You've got it worked out here. Parking required, forty enrollees, one space for each eight enrollees equals five. Seven faculty and you need one space for each two faculty members or four, a total of nine. And that's what you've got.

David Mylchreest
We do show fourteen possible spaces there.

Comm. Leinwand
Not unless you put five more in the garage.

David Mylchreest
The five would go on the map here. I'm afraid I'm thinking of an earlier plan where we proved to ourselves that we could get the additional spaces if we needed them.

Chm. Gionfriddo
Are there any other questions or comments by members of the public?

Ann Loffredo
Is there gonna be any parking in the back or is it all to the left of the house?

Comm. Leinwand
It's all to the left.

Ann Loffredo
All to the left? There's not gonna be any sort of a turn-around that's gonna get you out to Bradley?

David Mylchreest
No.

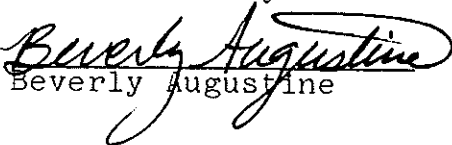
Ann Loffredo
Nothing like that? OK.

Chm. Gionfriddo
OK, anyone else? If not we'll close the Public Hearing.

ADJOURNMENT 8:01

ADJOURNMENT

Transcribed by:


Beverly Augustine

Stephen T. Gionfriddo, Chairman
Planning and Zoning Commission

Received at the Meeting of:
