

Chw. Barbara Plum, Comm. Carl Bolz, Comm. James Fortuna,
Comm. Les Adams, Comm. Ron Borelli, Comm. Quentin W.
Phipps MEMBERS
PRESENT

Comm. Andrew Rak, Comm. Deborah Kleckowski, Comm. Cynthia
Jablonski, Comm. John Pieper, 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 twenty-five (25) 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

Ann Marie, owner of the It's Only Natural Store, spoke in favor of
Item #5.4. Lydia Brewster of North End Action Team spoke in favor of
Item #5.4. Michael Taylor, Nehemiah Housing, spoke in favor of
Item #5.4. Nick Zullo, Middlesex Chamber of Commerce, spoke in
favor of Item #5.4. Catherine Johnson spoke in favor of the economic
benefits but noted that there are flows with the site plan for Item #5.4.
She indicated there are issues with the historical building being moved,
the parking spaces not being the best use of the space, a blank wall
being created and the driveway crossing the sidewalk. ITEM 2
DISCUSSION
WITH PUBLIC

Atty. Chris McKeon, David Nyberg, Anthony Ciella and Daniel
Campbell presented the application. Comm. Carl Bolz questioned
the access on Rome Avenue and if parking on adjacent property
was looked into. Chw. Barbara Plum reiterated that the applicant
will comply with the revised Police Departmental comment. Comm.
Ron Borelli questioned where the tenants will park when the street
parking is banned during snow storms. Chw. Barbara Plum reiterated
that fifty-four (54) parking spaces are required. Anthony Ciella in-
dicated that fifty-five (55) will be provided and that the property
across the street can be used for parking. Comm. Ron Borelli asked
if there is anything in writing confirming that. Anthony Ciella in-
dicated that there is nothing in writing. William Warner explained
that the Police Department will direct the tenants where to park
during snow storms. Chw. Barbara Plum asked how many bedrooms
there will be per unit and questioned the future of this area. Daniel
Campbell explained the parking and the choice of use for residential
in comparison to other alternatives. Atty. Chris McKeon explained
that his client is a pioneer in this area, has other successful projects
in the region and that this is the best proposal for the building in terms
of parking. Comm. Ron Borelli asked if they had looked into three (3)
bedroom units. Daniel Campbell explained that more parking spaces
would be required. Comm. Ron Borelli questioned the comparison
of other projects and felt that those projects might not necessarily
relate to Middletown. Comm. Quentin W. Phipps asked if the developer
ITEM 3.1
GRANTED A
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

could explain more about the project in Lowell, Massachusetts, and how it is similar to this one. Atty. Chris McKeon explained the other projects in Lowell and Marlboro, Massachusetts and the issues. He indicated that each project is unique and that re-use always requires a relaxation of parking requirements. Izzy Greenberg, North End Action Team, spoke in favor, felt that it would be good for the north end and indicated that there is a lot of parking. She indicated that she would hate to see this project be held up due to parking spaces. Atty. Brian Clifford, representing Auburn Manufacturing, which is located at 29 Stack Street and has been there for a long time, indicated that 27 and 29 Stack Street are actually connected and are sharing a wall. He indicated that Auburn Manufacturing is concerned with the application and putting residences in an industrial zone should be considered carefully. Atty. Brian Clifford noted that the employees park right in front of the building and that the parking is used more than has been presented. He noted that the loading dock at Auburn Manufacturing would be blocked or obstructed by resident parking and would be a burden to the company for timely product delivery and stated that Auburn Manufacturing would like to have time to review the data. Comm. Carl Bolz requested clarification on the parking spaces that Auburn Manufacturing uses and wished to know more about the parking situation on Stack Street. Comm. Ron Borelli asked if the stamping creates vibrations that could be felt through the wall. Comm. Carl Bolz questioned the tonnage of the presses. Gary Middleman of Auburn Manufacturing indicated that the presses go up to seventy-five (75) tons. Chw. Barbara Plum asked if there is one wall or two. Gary Middleman explained that there is one wall with a shared foundation. Discussion ensued. Richard Bergan, the owner of Auburn Manufacturing, explained that his business makes noise but that it doesn't affect the proposed residential building and spoke in favor of the proposal. Chw. Barbara Plum requested clarification of the façade and asked how it will be preserved and maintained. Atty. Chris McKeon requested that the Commission look at the back of the hand-out entitled Stack Street Parking. Comm. Carl Bolz asked about the demographics of the target market. Atty. Chris McKeon indicated that there is no target market. David Nyberg explained that they do not do market research and spoke about the materials used to dampen sound on the other projects. Atty. Chris McKeon explained that the rental of these units will provide more dollars for the city. Comm. Carl Bolz asked if a decision was made at the next regular meeting to be held on August 22, 2007, would that come in time for the developer. Atty. Chris McKeon indicated that that wouldn't be enough time. William Warner indicated that the appeal period would surpass the August 31, 2007 deadline. Comm. Carl Bolz had concerns about the parking and the last minute nature of the traffic report but felt it is a great use for the

building. Comm. Ron Borelli had concerns about truck deliveries and access but likes the project and indicated he would like to have the public hearing continued. Daniel Campbell explained that striping would prevent parking cars in sensitive areas and the loading dock and would agree with what the Police Department approves. William Warner indicated it is a good opportunity to re-use a vacant building with quality apartments. Comm. Quentin W. Phipps indicated that he wants to be able to enforce the striping and signage. Discussion ensued. A motion to continue the public hearing was made by Comm. Carl Bolz. David Nyberg wanted to know the specific concerns of the abutter, Auburn Manufacturing. Brian Clifford indicated he would like to know more about the Police Departmental comment. Comm. Les Adams seconded the motion. Comm. Carl Bolz indicated he would like to know the specific concerns of Auburn Manufacturing. Brian Clifford thinks the street is full of cars during the week. Chw. Barbara Plum had concerns over Auburn Manufacturing workers and tenants utilizing the parking spaces at conflicting times. Discussion ensued. Comm. Carl Bolz withdrew the motion. Discussion ensued. On motion and second by Comms. Quentin W. Phipps and Ron Borelli the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Ron Borelli and Quentin W. Phipps the Commission granted a Special Exception for an adaptive historic re-use 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 with the condition that: 1) the loading dock for Auburn Manufacturing be protected and the area be re-designated as a no parking/tow zone; and 2) that all striping and no parking areas be reviewed by Auburn Manufacturing and approved by the Police Department. Vote was unanimous. Applicant/agent College Street, LLC/Level Design Group, LLC, Daniel Campbell SE2007-14

On motion and second by Comms. Carl Bolz and James Fortuna the Commission scheduled a public hearing date of August 22, 2007 for a request for modification of the Special Exception approval for 666 Main Street to allow a real estate office involved in housing development, property management and community development. Vote was unanimous. Applicant/agent Property Management Services, LLC/Mark Toussaint, Managing Agent for Stow Block Apartments SE2006-3

ITEM 4.1
SCHEDULED P.H.
8/22/07 FOR A
REQUEST FOR
MODIFICATION
OF THE SPECIAL
EXCEPTION AP-
PROVAL FOR
666 MAIN
STREET TO AL-
LOW A REAL
ESTATE OF-
FICE INVOLVED
IN HOUSING
DEVELOPMENT,
PROPERTY

MANAGEMENT
AND COM-
MUNITY
DEVELOPMENT

Atty. Robin Messier Pearson explained the extent of the requested modifications. Chw. Barbara Plum indicated she would like to see a more definitive date on when Glenn Russo will have a lighting and landscaping plan ready. On motion and second by Comms. Carl Bolz and Ron Borelli the Commission approved a request for modification to the Special Exception approval for Nohl Crest III located off George Street with regard to moving Building #6 further to the southeast by ten (10) feet and to adjust the grading along the northerly side of the building accordingly. Vote was unanimous. Applicant/agent Shipman, Sosensky, Randich & Marks, LLC/
Atty. Robin Messier Pearson SE2002-7

ITEM 4.2
APPROVED A
REQUEST FOR
MODIFICATION
TO THE SPECIAL
EXCEPTION AP-
PROVAL FOR
NOHL CREST III
LOCATED OFF
GEORGE STREET
WITH REGARD
TO MOVING
BUILDING #6
FURTHER TO
THE SOUTHEAST
BY TEN (10)
FEET AND TO
ADJUST THE
GRADING A-
LONG THE
NORTHERLY
SIDE OF THE
BUILDING AC-
CORDINGLY

Atty. Timothy Sullivan presented the request. On motion and second by Comms. Carl Bolz and Les Adams the Commission approved a reduction of the cash bond to \$5,000 for the P, Inc. Industrial Subdivision located at 975 Middle Street. Vote was unanimous. Applicant/agent Wisniowski & Sullivan, LLC/Atty. Timothy Sullivan S2002-11

ITEM 4.3
APPROVED A
REDUCTION
OF THE CASH
BOND TO
\$5,000 FOR THE
P, INC. IN-
DUSTRIAL
SUBDIVISION
LOCATED AT
975 MIDDLE
STREET

William Wasch presented the request. On motion and second by Comms. Carl Bolz and Ron Borelli the Commission approved a request for modification to the Special Exception approval for Maple Shade Village (formerly Bone Hill) active adult community with regard to a model home being placed at 329 Maple Shade

ITEM 4.4
APPROVED A
REQUEST FOR
MODIFICATION
TO THE SPECIAL

Road and the existing house being removed. Vote was unanimous. Applicant/agent Maple Shade Village/William K. Wasch SE2006-1

EXCEPTION APPROVAL FOR MAPLE SHADE VILLAGE (FORMERLY BONE HILL) ACTIVE ADULT COMMUNITY WITH REGARD TO A MODEL HOME BEING PLACED AT 329 MAPLE SHADE ROAD AND THE EXISTING HOUSE BEING REMOVED

On motion and second by Comms. Carl Bolz and Les Adams the Commission scheduled a public hearing date of August 22, 2007 for a proposed Special Exception to divide the property located at 42 Silver Street into two (2) parcels with less than the required frontage and area and to construct a two family dwelling on the newly created lot. Vote was unanimous. Applicant/agent Al, Paul, and JoAnn Bellamo SE2007-15

ITEM 5.1
SCHEDULED P.H. 8/22/07 FOR A PROPOSED SPECIAL EXCEPTION TO DIVIDE THE PROPERTY LOCATED AT 42 SILVER STREET INTO TWO (2) PARCELS WITH LESS THAN THE REQUIRED FRONTAGE AND AREA AND TO CONSTRUCT A TWO FAMILY DWELLING ON THE NEWLY CREATED LOT

On motion and second by Comms. Carl Bolz and Les Adams the Commission scheduled a public hearing date of August 22, 2007 for a proposed Zoning Map amendment to change the zone of the property of Ann R. Mitchell located at 496 Saybrook Road from R-15 Residential to MX Mixed Use. Vote was unanimous. Applicant/agent RACH2, LLC/Richard D. Carellal, Esq. Z2007-3

ITEM 5.2
SCHEDULED P.H. 8/22/07 FOR A PROPOSED ZONING MAP AMENDMENT TO CHANGE THE ZONE OF THE PROPERTY OF ANN R. MITCHELL LOCATED

AT 496 SAY-
BROOK ROAD
FROM R-15 RE-
SIDENTIAL TO
MX MIXED USE

On motion and second by Comms. Carl Bolz and Les Adams the Commission scheduled a public hearing date of August 22, 2007 for a proposed Special Exception to convert an existing two family dwelling located at 131 Main Street Extension to professional office space. Vote was unanimous. Applicant/agent Michele & Robert DiMauro SE2007-9

ITEM 5.3
SCHEDULED P.H.
8/22/07 FOR A
PROPOSED
SPECIAL EX-
CEPTION TO
CONVERT AN
EXISTING TWO
FAMILY DWELL-
ING LOCATED
AT 131 MAIN
STREET EXTEN-
SION TO PRO-
FESSIONAL
OFFICE SPACE

Atty. Michael Dowley and James Cassidy, P.E., explained the site plan. Gary Dayharsh submitted a color drawing of the building into the record and explained the building construction and architecture. Peter Harding summarized the project. Comm. Carl Bolz had concerns over lack of continuous streetscape. Comm. Ron Borelli had concerns over the moving of the house and if it would look the same. Peter Harding indicated that the house would look the same as it does now. On motion and second by Comms. Carl Bolz and James Fortuna the Commission granted site plan approval to construct a three (3) story building and a parking lot on the corner of Main and Liberty Streets to be known as Liberty Square. Vote was unanimous. Applicant/agent Liberty Square, LLC/Atty. Michael Dowley & Associates SPR2007-196

ITEM 5.4
GRANTED SITE
PLAN APPROVAL
TO CONSTRUCT
A T HREE (3)
STORY BUILD-
ING AND A
PARKING LOT
ON THE CORNER
OF MAIN AND
LIBERTY
STREETS TO BE
KNOWN AS
LIBERTY
SQUARE

William Warner explained the letter and the proposal. Mary Ann Elcuri also explained the request. Chw. Barbara Plum questioned the issue with asbestos within the existing house. Comm. Ron Borelli indicated he would like to see a bond put in place. Chw. Barbara Plum would also like to see a time limit. Comm. Carl Bolz questioned if a temporary certificate of occupancy could be issued. William Warner indicated that the Building Code allows for a temporary certificate of occupancy. Comm. Carl Bolz questioned the time line for demolition. Mary Ann Elcuri indicated about one week. Comm. Les Adams questioned if the house will be completely demolished or if some items will be saved. Comm. Ron Borelli would like to see a six (6) month time line. Comm. Carl Bolz asked about a recommended bond amount. On motion and second by Comms. Carl Bolz and Ron Borelli the Commission approved a request for temporary approval to construct a second home on a lot with an existing house at 308 East Street to be demolished upon completion of the new house with the condition that: 1) a cash bond in the amount of \$5,000 be posted; and 2) there be a six (6) month time frame for the work to be completed. Vote was unanimous. Applicant/agent Mary Ann Elcuri

ITEM 5.5
APPROVED A
REQUEST FOR
TEMPORARY
APPROVAL TO
CONSTRUCT A
SECOND HOME
ON A LOT WITH
AN EXISTING
HOUSE AT 308
EAST STREET
TO BE DEMO-
LISHED UPON
COMPLETION
OF THE NEW
HOUSE

PLANNING AND ZONING COMMISSION REGULAR MEETING AUGUST 8, 2007, 7:00 P.M.
PAGE 7 OF 7

On motion and second by Comms. Carl Bolz and James Fortuna the Commission approved the minutes of the July 11, 2007 regular meeting. Vote was unanimous.

ITEM 6.1
APPROVED
THE MINUTES
OF THE 7/11/07
REGULAR
MEETING

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. James Fortuna and Les Adams the Commission adjourned the meeting at 10:00 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development