

Comm. Barbara Plum, Comm. James Fortuna, Comm. George Lapadula, Comm. David Roane, Comm. Carl Bolz, Comm. Andrew Rak

COMMISSION
MEMBERS
PRESENT

Chm. William Holley III, Comm. Corrine Dorsey, Comm. John Voli, Comm. Stephen Gadomski, Mayor Domenique Thornton, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Director, Wayne Bell, Zoning Enforcement Officer, Tom Nigosanti, Chief Engineer

STAFF

There were approximately fifteen members of the public. There is a word for word tape recording of the meeting on file and available in the Planning Office.

PUBLIC

Lawrence Buck commented on the minutes and Items #2 and 4.2.

ITEM 2
DISCUSSION WITH
PUBLIC ON ITEMS
ON AGENDA

Wayne Bell issued his report on Wild Bill's, Hubbard Estates, David Drive, The Hunt Club and other activities. Comm. Carl Bolz questioned balloon rides. Wayne Bell read the enforcement letter into the record. Comm. Carl Bolz felt that the balloon rides were not a concern and did the Commission intend not to allow balloon rides. Comm. David Roane questioned who asked that the letter be sent out. William Warner indicated that the Chairman e-mailed him and instructed him to send the letter. Comm. David Roane feels the letter should not have gone out and feels the balloon rides and other activities mentioned in the letter are okay. Comm. Carl Bolz feels there should be another vote to clarify that balloon rides and other activities in the brochure are okay. Comm. Andrew Rak indicated that the public was not opposed to the other activities. William Warner commented on the Chairman's position. On motion and second by Comms. Carl Bolz and George Lapadula the Commission agreed that balloon rides and other activities mentioned in the brochure are acceptable. Vote was unanimous. Comm. David Roane questioned the Bysiewicz enforcement report. William Warner indicated that the Chair and Ted Bysiewicz's attorney asked for a two week extension. Comm. Andrew Rak questioned the public hearing sign procedures. Wayne Bell responded. Comm. Andrew Rak requested that the ZEO report be included in the mail-out packet. Comm. Carl Bolz requested a memo indicating that the public hearing signs are in place also be included. Wayne Bell agreed.

ITEM 2a
ZEO REPORT

William Warner reported. Comm. Barbara Plum suggested changes. Comm. David Roane questioned the qualifications

ITEM 2a.1
ZONING

of the hearing officer.

William Warner recommended denial. Comm. David Roane questioned Tom Nigosanti, Chief Engineer. On motion and second by Comms. George Lapadula and James Fortuna the Commission denied a request for final approval of Phase II (Lots 2-4) of the Thomas Wilcox Subdivision located off Acer Drive near South Main Street. Vote was unanimous. Applicant/agent Ted Jackowiak S97-1

On motion and second by Comms. George Lapadula and James Fortuna the Commission tabled a request to modify the subdivision approval for South Farms Estates, Millbrook Road, to limit the number of trees to be planted on Lot #16 and request for release of the cash bond. Vote was unanimous. Applicant/agent Dzialo, Pickett & Allen, P.C./ Atty. Philip F. Karpel S95-5

A motion to approve reduction of the cash bond to \$6,500 for The Meadows at Riverbend, Section 4, Phase 2A (Lots 265-285) was made by Comm. Carl Bolz and seconded by Comm. George Lapadula. Comm. Andrew Rak questioned the Public Works comment. Tom Nigosanti responded. Vote was unanimous. Applicant/agent Tuttle Road Associates/Robert C. Fusari, President S95-6

A motion to approve a request for release of the cash bond for Feldspar Corp. was made by Comm. Carl Bolz and seconded by Comm. George Lapadula. Comm. David Roane questioned staff. William Warner and Tom Nigosanti responded. Vote was unanimous. Applicant/agent The Feldspar Corp./Thomas Freeman CPESC, Manager-Environmental Services SE91-2

On motion and second by Comms. George Lapadula and James Fortuna the Commission gave an affirmative G.S. 8-24 Review to convey the former Police Station at 66 Church Street to the non-profit arm of the Middletown Housing Authority to construct single family homes. Vote was unanimous. Applicant/agent City of Middletown Housing Authority

VIOLATIONS

ITEM 3.1
DENIED REQUEST FOR FINAL APPROVAL OF PHASE II (LOTS 2-4) OF THE THOMAS WILCOX SUBDIVISION LOCATED OFF ACER DRIVE NEAR SOUTH MAIN STREET

ITEM 3.2
TABLED A REQUEST TO MODIFY THE SUBDIVISION APPROVAL FOR SOUTH FARMS ESTATES, MILLBROOK ROAD

ITEM 3.3
APPROVED REDUCTION OF THE CASH BOND TO \$6,500 FOR THE MEADOWS AT RIVERBEND, SECTION 4, PHASE 2A

ITEM 3.4
APPROVED A REQUEST FOR RELEASE OF THE CASH BOND FOR THE FELDSPAR CORP.

ITEM 4.1
GAVE AN AFFIRMATIVE G.S. 8-24 REVIEW TO CONVEY THE FORMER POLICE HEADQUARTERS AT 66 CHURCH STREET

On motion and second by Comms. David Roane and James Fortuna the Commission accepted withdrawal of a proposed Site Plan Review to convert an existing vacant building to a new use as a solid waste transfer station modification at 80 Industrial Park Road. Vote was unanimous. Applicant/agent Dainty Rubbish Service, Inc.-Michael Armetta/HRP Associates, Inc. SPR2000-85

William Warner commented on previous approvals. Tom Nigosanti explained the request. Comm. Barbara Plum questioned the process of takings. A motion to give an affirmative G.S. 8-24 Review for road improvements on Reservoir, Bear Hill and Fairchild Roads was made by Comm. George Lapadula and seconded by Comm. David Roane. Comm. Andrew Rak disqualified himself. The motion passed unanimously. Applicant/agent City of Middletown Public Works Department/Salvatore Fazzino, Director

On motion and second by Comms. David Roane and George Lapadula the Commission scheduled a public hearing date of September 13, 2000 for a proposed thirty-nine (39) lot resub-division with a Special Exception for open space cluster developer of the property of Tine Tomasetti located at 99 East Street to be known as Saddle Hill. Vote was unanimous. Applicant/agent The Ravenswood Company, LLC/Conklin & Soroka, Inc. S2000-15

TO THE NON-PRO-
FIT ARM OF THE
MIDDLETOWN
HOUSING AUTHOR-
ITY TO CONSTRUCT
SINGLE FAMILY
DWELLING

ITEM 4.2
ACCEPTED WITH-
DRAWAL OF A
PROPOSED SITE
PLAN REVIEW
TO CONVERT AN
EXISTING VACANT
BUILDING TO A
NEW USE AS A
SOLID WASTE
TRANSFER STATION
MODIFICATION AT
80 INDUSTRIAL
PARK ROAD

ITEM 4.3
GAVE AN AF-
FIRMATIVE G.S.
8-24 REVIEW FOR
ROAD IMPROVE-
MENTS ON RE-
SERVOIR, BEAR
HILL AND FAIR-
CHILD ROADS

ITEM 4.4
SCHEDULED P.H.
9/13/2000 PROPOSED
THIRTY-NINE
(39) LOT RESUB-
DIVISION WITH A
SPECIAL EXCEP-
TION FOR OPEN
SPACE CLUSTER
DEVELOPMENT OF
THE PROPERTY OF
TINA TOMASETTI
LOCATED AT 99
EAST STREET TO
BE KNOWN AS

On motion and second by Comms. David Roane and George Lapadula the Commission tabled a proposed eleven (11) lot re-subdivision of the property of Martha Vernlund located on the easterly side of Atkins Street north of Bradley Street to be known as Pinehurst at Pistol Creek. Vote was unanimous. Applicant/agent Signature Homes, Inc./Conklin & Soroka, Inc. S2000-12

On motion and second by Comms. David Roane and George Lapadula the Commission granted a Special Exception for re-definition of the property line between 695 and 699 Country Club Road. Vote was unanimous. Applicant/agent Concetta Galluzzo Whitney/Robert E. Whitney, Jr. SE2000-3

On motion and second by Comms. David Roane and James Fortuna the Commission tabled a proposed two (2) lot re-subdivision with a Special Exception for two rear lots of the property of Cheryl C. Mazzotta on the east side of Ballfall Road north of Olympia Parkway. Vote was unanimous. Applicant/agent Joseph N. & Maria C. Zimmitti S2000-13

On motion and second by Comms. David Roane and George Lapadula the Commission tabled a proposed Special Exception to convert an existing building at 222 Main Street Extension from an office use to a new use as a food distribution center.

SADDLE HILL

ITEM 5.1
TABLED PROPOSED ELEVEN (11) LOT RESUBDIVISION OF THE PROPERTY OF MARTHA VERNLUND LOCATED ON THE EASTERLY SIDE OF ATKINS STREET NORTH OF BRADLEY STREET TO BE KNOWN AS PINEHURST AT PISTOL CREEK

ITEM 5.2
GRANTED A SPECIAL EXCEPTION FOR RE-DEFINITION OF THE PROPERTY LINE BETWEEN 695 AND 699 COUNTRY CLUB ROAD

ITEM 5.3
TABLED PROPOSED TWO (2) LOT RE-DIVISION WITH A SPECIAL EXCEPTION FOR TWO REAR LOTS OF THE PROPERTY OF CHERYL C. MAZZOTTA ON THE EAST SIDE OF BALLFALL ROAD NORTH OF OLYMPIA PARKWAY

ITEM 5.4
TABLED PROPOSED SPECIAL EXCEPTION TO CONVERT

Vote was unanimous. Applicant/agent St. Vincent DePaul Place/
Peter A. Harding SE2000-4

AN EXISTING
BUILDING AT 222
MAIN STREET
EXTENSION FROM
AN OFFICE USE TO
A NEW USE AS A
FOOD DISTRIBUTION
CENTER

Comm. Barbara Plum noted the following change: Under Item #2a.3 change to read "She submitted...". Also, add "Comm. David Roane asked staff to contact Mrs. Schildwaster via a letter". On motion and second by Comms. Carl Bolz and George Lapadula as amended. Vote was unanimous.

ITEM 6.1
APPROVED THE
MINUTES OF THE
6/28/00 MEETING
AS AMENDED

On motion and second by Comms. David Roane and George Lapadula the Commission approved the minutes of the July 26, 2000 meeting. Vote was unanimous.

ITEM 6.2
APPROVED THE
MINUTES OF THE
7/26/00 MEETING

Arline Rich asked the Commission to use microphones. Lawrence Buck commented on the Common Council and his requests to fix Stantack and Massa Tom Roads and any help from the Commission. Comm. Carl Bolz suggested he go to the Health Department on mesquitos.

ITEM 7
DISCUSSION
WITH PUBLIC

The Commission returned to Item #6. Comm. David Roane asked the Commission to work against any proposal to eliminate the elected commission. He feels an elected commission is the right planning and zoning makeup and any proposal for change should be denied. Comm. David Roane continued at length on problems with Common Council opinions and appointed commissions. Comm. George Lapadula feels the Council was wrong and that appointed commissioners don't work. He feels the Council's assertion that the planning and zoning members are not qualified is wrong. Comm. David Roane continued on council members, C.G.S. 8-24 Reviews and the need to keep the Commission elected.

ITEM 6
COMMISSION
AFFAIRS

Adjournment was at 9:10 P.M.

ITEM 8
ADJOURNMENT

Respectfully submitted,

William Warner
Director of Planning, Conservation and Development