

PLANNING AND ZONING COMMISSION REGULAR MEETING AUGUST 12,  
1998, 7:00 P.M. PAGE 1 OF 5

Chm. W. Lee Osborne, Comm. Carl Bolz, Comm.  
Corrine Dorsey, Comm. James Fortuna, Comm.  
David Roane, Comm. Carl Chisem, Comm. Victor  
Liburdi, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION  
MEMBERS  
PRESENT

Comm. William Holley III, Comm. Anthony Vasiliou,  
Comm. Barbara Plum, Mayor Dominique Thornton  
Ex-Officio

COMMISSION  
MEMBERS  
ABSENT

William Warner, Director of Planning, Wayne T. Bell,  
Zoning Enforcement Officer

STAFF

There were approximately twenty-five members  
of the public.

PUBLIC

Chm. W. Lee Osborne requested that Guy Russo,  
Director of the Water and Sewer Department, explain  
the water extension to Durham, the problems with  
water wells in Durham, the need for an extension,  
and Midstate Regional Planning Agency pursuing  
a DEP application for a planning grant to study the  
issue.

ITEM 1  
ROLL TAKING

Atty. J. Onofrio, representing Leathers Plus, requested  
a discussion on accessory uses.

ITEM 2  
DISCUSSION WITH  
PUBLIC ON ITEMS  
ON AGENDA

The Zoning Enforcement Officer submitted his  
Report.

ITEM 2a  
ZEO REPORT

Wayne Bell commented on the Hunt Club Subdivision.  
William Warner commented on the Public Works report.  
Comm. David Roane questioned complaints from a  
homeowner. William Warner and Wayne Bell responded.  
Discussion ensued between Wayne Bell and Comm.  
David Roane.

ITEM 3.1  
STAFF REPORT  
ON THE HUNT  
CLUB SUB-  
DIVISION

William Warner explained the departmental comments  
and the bond. A motion to grant final approval with a  
\$42,500 bond and a \$750,000 bond for two years was  
made by Comm. David Roane, who clarified the motion.

ITEM 3.2  
TABLED A  
REQUEST FOR  
FINAL APPROVAL

No one seconded. A motion to grant final approval of Phase 10 of the Hunt Club Subdivision with the condition that a \$42,500 bond be posted; that all departmental comments be addressed; and that an additional \$50,000 maintenance bond be established for the entire subdivision to remain in place for one (1) year after final release of the last bond was made by Comm. Carl Bolz. Comm. David Roane spoke in opposition to the motion, feels there are still major concerns and feels that \$50,000 is not sufficient. Lengthy discussion ensued on the bond amount. Comm. David Roane feels it should be \$750,000 or \$500,000 at a minimum. Chm. W. Lee Osborne suggested a motion to table and get input from the Public Works Department on the bond amount. The motion was made by Comm. Carl Chisem and seconded by Comm. David Roane. Salvatore Fazzino, Director of Public Works, commented on approving Phase 10 and then getting the maintenance bond. The motion passed unanimously. Applicant/agent Bennett & Smilas Engineering, Inc./George Smilas, P.E., L.S. S87-44

OF PHASE 10 OF  
THE HUNT CLUB  
SUBDIVISION

On motion and second by Comms. Carl Bolz and David Roane the Commission scheduled a public hearing date of August 26, 1998 for a request for a change of a non-conforming use in accordance with Section 14 at 498 East Main Street from manufacturing to accommodate recycling storage for the Middletown Redemption Center. Vote was unanimous. Applicant/agent Carl O. Hayn, Jr. SPR96-3

ITEM 4.1  
SCHEDULED P.H.  
8/26/98 REQUEST  
FOR CHANGE OF A  
NON-CONFORM-  
ING USE IN  
ACCORDANCE  
WITH SECTION 14  
AT 498 EAST MAIN  
STREET FROM  
MANUFACTURING  
TO ACCOM-  
MODATE RECY-  
CLING STORAGE  
FOR THE MIDDLE-  
TOWN REDEMP-  
TION CENTER

On motion and second by Comms. Carl Bolz and David Roane the Commission scheduled a public hearing date

ITEM 4.2  
SCHEDULED P.H.

of September 9, 1998 for a proposed recommendation for the Newfield Street (CT Rt. 3) Corridor Study. Vote was unanimous.

9/9/98 PROPOSED  
RECOMMEN-  
DATION FOR THE  
NEWFIELD  
STREET (CT RT.  
3) CORRIDOR  
STUDY

William Warner explained the proposal. No one from the public spoke. Chm. W. Lee Osborne commented on the Talcott Ridge name change. On motion and second by Comms. David Roane and Carl Bolz the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. David Roane and Carl Bolz the Commission adopted an amendment to modify Section 5.04 Subdivision Name with an effective date of August 31, 1998. Vote was unanimous. Proponent P & Z Comm.

ITEM 5.1  
ADOPTED AMEND-  
MENT TO THE  
SUBDIVISION  
REGULATIONS  
TO MODIFY  
SECTION 5.04  
SUBDIVISION  
NAME WITH AN  
EFFECTIVE DATE  
OF AUGUST 31,  
1998

Atty. Michael Dowley explained the proposal of approximately 1,900 square foot homes in the vicinity of \$140,000 and reviewed the departmental comments. R. Mihok, the engineer, explained the proposal, discussed Lot #1 and a bond contract on that lot, and the need for wider access in order to save trees and grading. He agreed to and addressed the easement for the curtain drain and the sanitary sewer easement. Chm. W. Lee Osborne questioned trees to be removed and ones to be saved. R. Mihok responded. Comm. Carl Bolz questioned sight line. Chm. W. Lee Osborne questioned material of the driveway. R. Mihok indicated that there are no sight line problems and that the driveways will be paved due to the grade of 12%. From the public, Richard Uliano is opposed due to water runoff. He feels the solution to the runoff is insufficient and that paved driveways will cause more problems. Richard Uliano stated that the current drainage is inadequate, indicated there is a problem and that this would make it worse. Comm. Carl

ITEM 5.2  
CONTINUED P.H.  
PROPOSED FOUR  
LOT RESUB-  
DIVISION WITH  
A SPECIAL EX-  
CEPTION FOR TWO  
REAR LOTS OF  
THE PROPERTY OF  
VIOLA DUNKA-  
VICH LOCATED AT  
123 GEORGE  
STREET AND TO  
BE KNOWN AS  
MARY ESTATES

Bolz questioned "Camp Hill". Richard Uliano explained. F. Uliano expressed concern over grade and water runoff. Chm. W. Lee Osborne questioned adequacy of the current drainage. Salvatore Fazzino responded that the drainage is inadequate. Chm. W. Lee Osborne questioned how further an extension would be required in order to fix the situation. William Warner responded approximately 2,400 square feet to the wetlands on Boston Road. Discussion ensued. Atty. D. Hoops, representing L. Hare, indicated concerns regarding wells, applications and density. Atty. Hoops discussed the Plan of Development, Submitted Tax Assessor's maps and requested a buffer. Gail Kahl expressed concerns over water and erosion. Henry Novicki commented on the character of the neighborhood and the need for fire truck access. D. Masehs attested to the water runoff problem. B. O'Rourke expressed concern over the water and the prospective buyer of the existing house. Eleanor Kelsey indicated that the grade would be difficult to maneuver, that there was grading of the road recently and that there is a drainage issue and odors from the George Street area. Salvatore Fazzino commented on Improvements to Higby Road. F. Uliano commented on 7,000 gallons of water and stated that his pool contained 25,000 gallons. R. Griswold expressed concern over water runoff and the need for continued maintenance of detention structures. G. Roberts had concerns about water, traffic at the intersection and is opposed to spending Public Works money on clearing pipe for the developer. Henry Novicki commented on the stream crossing Boston Road. Atty. Michael Dowley commented on the water Issue and requested tabling the issue in order to consider three lots instead of four and in order for the Public Works Department to adequately review. Atty. Dowley reviewed the departmental comments. On motion and second by Comms. David Roane and Corrine Dorsey the Commission tabled a proposed four lot resubdivision with a

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Special Exception for two rear lots of the property  
of Viola Dunkavich located at 123 George Street  
and to be known as Mary Estates. Vote was  
unanimous. Applicant/agent C.W. Builders &  
Developers, Inc./Atty. Michael Dowley S98-5

The minutes of the July 22, 1998 meeting were  
not available.

ITEM 6.1  
MINUTES OF THE  
7/22/98 MEETING  
WERE NOT  
AVAILABLE

Chm. W. Lee Osborne commented on the Long Hill  
Subdivision. William Warner commented on Economic  
Development and staff level versus Commission  
approvals. J. Onofrio questioned tattoo parlors. William  
Warner commented on the Zoning Board of Appeals  
appeal procedure. Discussion ensued on tattoo parlors.

ITEM 7  
DISCUSSION  
WITH PUBLIC

Adjournment was at 9:48 P.M.

ITEM 8  
ADJOURNMENT

Respectfully submitted,

William Warner  
Director of Planning