

Chw. Barbara Plum, Comm. James Fortuna, Comm. Andrew Rak, Comm. George Lapadula, Comm. William Wilson, Comm. Carl Bolz, Comm. John Voli

MEMBERS  
PRESENT

Comm. Stephen Gadowski, Comm. John Pieper, Comm. Stephen Shapiro, Mayor Domenique Thornton, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

MEMBERS  
ABSENT

William Warner, Director, Thomas Nigosanti, Chief Engineer, Kevin Kennedy, Zoning Enforcement Officer

STAFF

There were approximately forty (40) 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

Arline Rich spoke on Stone Resources. R. Shefrac feels the Planning and Zoning Commission meetings should be televised. Nancy Kiniry spoke on her rear lot application. William Warner responded.

ITEM 2  
DISCUSSION  
WITH PUBLIC

Chw. Barbara Plum indicated she is prepared for the public hearing. Comm. John Voli disqualified himself. Bruce Hoben summarized the issues. Chw. Barbara Plum asked that the fire hydrants must have pressure satisfactory to the fire department and feels it should be one hundred (100%) percent 55 and above. Comm. George Lapadula feels all the utilities should go underground and indicated ALL. Discussion ensued. From the public, C. McCoid, Westfield Residents for Rational Development of Middletown, feels there is no problem with two (2) or three (3), that it should be one hundred (100%) percent and reviewed the recommendations. D. McCoid feels there should be fifty (50%) percent open space, that there should be one hundred (100%) percent fifty-five (55) or older and over enforcement. On motion and second by Comms. Andrew Rak and George Lapadula the Commission closed the public hearing. Vote was unanimous. A motion to adopt Zoning Code text amendments to add Sections 16, 44.08.43 and 60.02.39 Active Adult Housing with an effective date of September 1, 2003 was made by Comm. Andrew Rak and seconded by Comm. George Lapadula. Comm. Carl Bolz feels there should no more than three (3) individuals over the age of twenty-one (21), that seventy-five (75%) percent wetlands/slopes not be allowed, that there be thirty-three (33%) percent open space, that 100% or 80% of the residents be age fifty-five (55) or older and feels the maximum of bedrooms should be two (2). Discussion ensued. Chw. Barbara Plum feels a fire hydrant should be added and all utilities should be underground. A motion that there be only three (3) individuals in the house was made by Comm. Andrew Rak and seconded by Comm. William Wilson. The motion passed with Comms. James Fortuna, George

ITEM 2b.1  
ADOPTED  
ZONING CODE  
TEXT AMEND-  
MENTS TO  
ADD SECTIONS  
16, 44.08.43,  
AND 60.02.39  
ACTIVE  
ADULT HOUS-  
ING WITH AN  
EFFECTIVE  
DATE OF  
9/1/03

Lapadula, Andrew Rak, William Wilson, Carl Bolz and John Voli in favor and Chw. Barbara Plum opposed. A motion that seventy-five (75%) percent wetland slopes not be allowed was made by Comm. George Lapadula and seconded by Comm. Andrew Rak. The motion passed unanimously. A motion that there be thirty-three (33%) percent open space was made by Comm. Andrew Rak and seconded by Comm. William Wilson. The motion passed unanimously. A motion that the housing would be one hundred (100%) percent age fifty-five (55) and over was made by Chw. Barbara Plum and seconded by Comm. William Wilson. Vote was unanimous. A motion that there be no more than two (2) bedrooms was made by Comm. Carl Bolz and seconded by Comm. William Wilson. Vote was unanimous. A motion that there be a two (2) step process with a public hearing for the site plan approval was made by Comm. Andrew Rak and seconded by Comm. William Wilson. Vote was unanimous. A motion that all utilities be placed underground and that the fire hydrant pressure be acceptable to the Fire Department was made by Comm. Andrew Rak and seconded by Comm. William Wilson. Vote was unanimous. The main motion as amended passed unanimously. Applicant/agent Bruce Hoben c/o Planimetrics Z2003-3

Comm. George Lapadula indicated that he will be sitting. Chw. Barbara Plum asked if he would be able to judge the application fairly. Comm. George Lapadula indicated yes. Glenn Russo questioned the bylaws. William Warner explained. Atty. Robin Pierson feels Comm. George Lapadula should not be sitting and submitted the transcripts from the last meeting. Atty. Robin Pierson explained the proposed changes from the previous applications and reviewed the law regarding substantial change. Glenn Russo reviewed the plans and the changes to the plans from the first application to the present application, submitted a chart showing the changes that were made and discussed density and property values. V. Ferro from TPA explained the site plan and area. T. DeSantos, the Traffic Engineer, explained the traffic impacts. Glenn Russo summarized. Atty: Robin Pierson concluded, submitted testimony from Officer Craig Elkin of the Middletown Police Department, and reviewed the special exception criteria. Glenn Russo indicated that no wetlands permit was required. Comm. Carl Bolz commented on changes to the traffic light and traffic during the construction. Chw. Barbara Plum commented. Comm. George Lapadula commented on traffic and the Department of Transportation (DOT). On motion and second by Comms. William Wilson and John Voli the Commission agreed to hear the public hearing items until 10:00 p.m. and then move onto other items on the agenda. Vote was unanimous. From the public, Atty. Charles Smith deferred his comments to the next

ITEM 2b.2  
TABLED A PROPOSED SPECIAL EXCEPTION FOR 56 MULTI-FAMILY DWELLINGS TO BE LOCATED ON THE WEST SIDE OF GEORGE STREET BETWEEN WASHINGTON STREET AND BOSTON ROAD TO BE KNOWN AS NOHL CREST IV

meeting. C. Auger, First Selectman of Middlefield, spoke. Atty. C. Smith discussed impacts on traffic detention. L.Tensa commented on buses, traffic problems, and sidewalks. H. Novicki indicated that the quality of life is an issue and spoke on the traffic report. Leslie Hare commented on the traffic issue. M. Goble commented on traffic, has 3 kids, safety, and property values. C. Forgione was opposed to traffic, the single access road, and the detention pond. T. Lajewski commented on property values, visual impacts, farm animals, and wells. A.Goico questioned the location of the detention pond and commented on the property values and the wells. R. Goico showed a destroyed mailbox. On motion and second by Comms. Andrew Rak and William Wilson the Commission continued the public hearing for a proposed Special Exception for 156 multi-family dwellings to be located on the west side of George Street between Washington Street and Boston Road to be known as Nohl Crest IV. Vote was unanimous. Applicant/agent George Street of Middletown, LLC/Glenn Russo SE2003-5

On motion and second by Comms. George Lapadula and Andrew Rak the Commission tabled a proposed one (1) lot resubdivision of the property of Wesleyan University located on the east side of West Street at the intersection with Wadsworth Street. Vote was unanimous. Applicant/agent Joseph Lombardo/Bascom & Magnotta S2003-9

On motion and second by Comms. James Fortuna and William Wilson the Commission tabled a proposed three (3) lot resubdivision with a Special Exception for a large lot environmentally sensitive (LLES) subdivision of the property of John S. Ott located on Miner Street adjacent to Miner Hills Golf Course. Vote was unanimous. Applicant/agent John S. Ott S2003-

ITEM 2b.3  
TABLED A PROPOSED ONE (1) RESUBDIVISION OF THE PROPERTY OF WESLEYAN UNIVERSITY LOCATED ON THE EAST SIDE OF WEST STREET AT THE INTERSECTION WITH WADSWORTH STREET

ITEM 2b.4  
TABLED A PROPOSED THREE (3) LOT RESUBDIVISION WITH A SPECIAL EXCEPTION FOR A LARGE LOT ENVIRONMENTALLY SENSITIVE (LLES) SUBDIVISION OF THE PROPERTY OF JOHN S. OTT LOCATED ON MINER ADJACENT TO MINER HILLS GOLF COURSE

Mark Barreuther explained the one lot resubdivision. William Warner summarized. No one from the public spoke. On motion and second by Comms. James Fortuna and George Lapadula the Commission granted final approval of a one (1) lot resubdivision of the property of Ed White and James White located on the east side of Higby Road south of Sisk Street. Vote was unanimous. Applicant/agent Mark & Kyle Barreuther S2003-10

ITEM 2b.5  
GRANTED FINAL APPROVAL OF A ONE (1) LOT RESUBDIVISION OF THE PROPERTY OF ED WHITE AND JAMES WHITE LOCATED ON THE EAST SIDE OF HIGBY ROAD SOUTH OF SISK STREET

Atty. Michael Dowley indicated his presentation would take at least an hour and that he was withdrawing the application. Comm. Andrew Rak indicated the public could speak on the item. Discussion ensued on the withdrawal procedure. On motion and second by Comms. Andrew Rak and William Wilson the Commission accepted withdrawal of a proposed Zoning Map amendment to rezone a piece of property located at 738 Saybrook Road between Reservoir and Bartholomew Roads. Vote was unanimous. Applicant/agent Stanley Bower/Dowley & Associates Z2003-4

ITEM 2b.6  
ACCEPTED WITHDRAWAL OF A PROPOSED ZONING MAP AMENDMENT TO REZONE A PIECE OF PROPERTY LOCATED AT 738 SAYBROOK ROAD BETWEEN RESERVOIR AND BARTHOLOMEW ROADS

B. Witzer, Wesleyan University, explained the proposal. J. Crouse, the project manager, explained the project. Chw. Barbara Plum questioned Warren Street. From the public, J. Tine indicated there were parking problems. T. Stickney, Pine Street, mentioned lot cutting of trees and asked if any nature trees are being preserved. Comm. James Fortuna commented on demolition. W. Misenti had traffic concerns. B. Witzer commented. J. Crouse responded. Chw. Barbara Plum questioned the departmental comments. S. O'Neill, VHB, agreed to all the comments. Comm. Andrew Rak commented. Discussion ensued on demolition of the house. On motion and second by Comms. George Lapadula and William Wilson the Commission closed the public hearing. Vote was unanimous. A motion to grant Site Plan Approval for a 56,000 sq. ft. expansion of the Freeman Center located off Cross and Warren Streets was made by Comm. Carl Bolz and seconded by Comm. John Voli. The motion passed with Chw. Barbara Plum, Comm. George Lapadula, Comm. William Wilson, Comm. Carl Bolz, and Comm. John Voli in favor and Comms. Andrew Rak and James Fortuna opposed. Applicant/agent Wesleyan University/Vanasse Hangen Brustlin, Inc. SPR2003-184

ITEM 2b.7  
GRANTED SITE PLAN APPROVAL FOR A 56,000 SQ. FT. EXPANSION OF THE FREEMAN CENTER LOCATED OFF CROSS AND WARREN STREETS

S. O'Neill explained the proposal for the recreation fields. From the public, J. Tine questioned the parking lot locations. W. Misenti commented on traffic. S. O'Neill responded. Comm. Andrew Rak questioned if the student body will expand. B. Witzer indicated there are no plans to expand the population. Comm. Andrew Rak questioned the expansion at this location and not the Pine Street lot. S. O'Neill responded no to preserving the practice fields. Chw. Barbara Plum questioned the traffic study. J. Bidscomb, the Athletic Director, spoke. Discussion ensued. On motion and second by Comms. William Wilson and Andrew Rak the Commission closed the public hearing. Vote was unanimous. A motion to grant a Special Exception for recreation facilities at the corner of Long Lane and Cross Street on the former Long Lane School property was made by Comm. William Wilson and seconded by Comm. George Lapadula. The motion passed with Chw. Barbara Plum, Comm. George Lapadula, Comm. Andrew Rak, Comm. William Wilson, Comm. Carl Bolz, and Comm. John Voli in favor and Comm. James Fortuna opposed. Applicant/agent Wesleyan University/Vanasse Hangen Brustlin, Inc. SE2003-8

ITEM 2b.8  
GRANTED A SPECIAL  
EXCEPTION FOR  
RECREATION  
FACILITIES AT THE  
CORNER OF LONG  
LANE AND CROSS  
STREET ON THE  
FORMER LONG  
LANE SCHOOL  
PROPERTY

On motion and second by Comms. Andrew Rak and William Wilson the Commission tabled proposed amendments to the Subdivision Regulations to add Section 5.06A Net Lot Area and Section 5.17.02A Payments in lieu of open space. Vote was unanimous. Proponent PCD Dept.

ITEM 2b.9  
TABLED PROPOSED  
AMENDMENTS TO  
THE SUBDIVISION  
REGULATIONS TO  
ADD SECTION 5.06A  
NET LOT AREA AND  
SECTION 5.17.02A  
PAYMENTS IN LIEU  
OF OPEN SPACE

On motion and second by Comms. Andrew Rak and William Wilson the Commission tabled a proposed Zoning Code text amendment to add Section 10.09.04 Tree Cutting Regulations. Vote was unanimous. Proponent PCD Dept,

ITEM 2b.10  
TABLED A PROPOSED  
ZONING CODE TEXT  
TO ADD SECTION  
10.09.04 TREE CUTTING  
REGULATIONS

Aimee Hoben explained the proposal. On motion and second by Comms. George Lapadula and James Fortuna the Commission approved a request for extension of the Special Exception approval for the emergency water pump house on the northwest corner of Newfield Street and Tuttle Road. Vote was unanimous. Applicant/agent Murtha Cullina LLP/Aimee L. Hoben SE2002-4

ITEM 3.1  
APPROVED A RE-  
QUEST FOR EX-  
TENSION OF THE  
SPECIAL EXCEP-  
TION APROVAL  
FOR THE EMER-  
GENCY WATER  
PUMP HOUSE ON  
THE NORTHWEST

CORNER OF NEWFIELD STREET AND TUTTLE ROAD

On motion and second by Comms. George Lapadula and John Voli the Commission tabled a release for release of the cash bond for Cranberry Lane Estates/Peppercorn Lane. Vote was unanimous. Applicant/agent Fortuna & Cartelli/Atty. Joseph S. Borkowski S99-6

ITEM 3.2  
TABLED A REQUEST FOR RELEASE OF THE CASH BOND FOR CRANBERRY LANE ESTATES/PEPPER-CORN LANE

On motion and second by Comms. George Lapadula and Andrew Rak the Commission tabled a request for release of the cash bonds for Section IV, Phase 1B (Rolling Green); Phase 2A (Greenview Terrace); and Phase 2B (Greenview Terrace). Vote was unanimous. Applicant/agent Tuttle Road Associates/Robert C. Fusari, President S95-6

ITEM 3.3  
TABLED A REQUEST FOR RELEASE OF THE CASH BOND FOR SECTION IV, PHASE 1B (ROLLING GREEN); PHASE 2A (GREENVIEW TERRACE); AND PHASE 2B (GREENVIEW TERRACE)

William Warner explained. On motion and second by Comms. Andrew Rak and William Wilson the Commission approved an amendment to to the subdivision approval for the Christopher Scranton Subdivision located on Country Club Road to allow a driveway on Lot #3. Vote was unanimous. Applicant/agent Joseph LaBella S2000-6

ITEM 3.4  
APPROVED AN AMENDMENT TO THE SUBDIVISION APPROVAL FOR THE CHRISTOPHER SCRANTON SUB-DIVISION LOCATED ON COUNTRY CLUB ROAD TO ALLOW A DRIVEWAY ON LOT #3

Jack Neubeiser explained the expansion. William Warner summarized. On motion and second by Comms. Andrew Rak and George Lapadula the Commission granted Site Plan Approval to construct additional mini storage units at the All Star Storage facility located at 1511 Saybrook Road. Vote was unanimous. Applicant/agent Borghesi Building and Engineering, Co., Inc./ Jack L. Neubeiser SPR2003-187

ITEM 4.1  
GRANTED SITE PLAN APPROVAL TO CONSTRUCT ADDITIONAL MINI STORAGE UNITS AT THE ALL STAR STORAGE FACILITY LOCATED AT 1511 SAYBROOK ROAD

James Staunton explained the proposal. William Warner reviewed the departmental comments. On motion and second by Comms. William Wilson and George Lapadula the Commission granted Site Plan Approval to construct an office/warehouse on Parcel A2 of the Millenium Office Park located on Middle Street and Timber Ridge Road with the condition that the Water and Sewer Department approve the plans. Vote was unanimous. Applicant/agent BLJ Associates, LLC & Millenium Realty Trust/Conklin & Soroka, Inc. SPR2003-259

ITEM 4.2  
GRANTED SITE  
PLAN APPROVAL  
TO CONSTRUCT  
AN OFFICE/WARE-  
HOUSE ON PARCEL  
A2 OF THE MIL-  
LENIUM OFFICE  
PARK LOCATED  
ON MIDDLE STREET  
AND TIMBER  
RIDGE ROAD

On motion and second by Comms. George Lapadula and William Wilson the Commission scheduled a public hearing date of September 10, 2003 for a proposed amendment to the Subdivision Regulations to address road standards, drainage and fire suppression/water supply. Vote was unanimous. Proponent PCD Dept.

ITEM 4.3  
SCHEDULED P.H.  
9/10/03 FOR A PRO-  
POSED AMEND-  
MENT TO THE  
SUBDIVISION  
REGULATIONS  
TO ADDRESS ROAD  
STANDARDS,  
DRAINAGE AND  
FIRE SUPPRESSION/  
WATER SUPPLY

On motion and second by Comms. George Lapadula and William Wilson the Commission approved the minutes of the July 22, 2003 regular meeting. Vote was unanimous.

ITEM 5.1  
APPROVED THE  
MINUTES OF THE  
7/22/03 REGULAR  
MEETING

There was a short discussion on the Zoning Enforcement Officer's report.

ITEM 5.2  
ZEO REPORT

Arline Rich expressed concern.

ITEM 6  
DISCUSSION  
WITH PUBLIC

The meeting adjourned at 12:00 a.m.

ITEM 7  
ADJOURNMENT

Respectfully submitted,

William Warner, AICP  
Director of Planning, Conservation and Development