

Chm. W. Lee Osborne, Comm. Ron Klattenberg,
Comm. Anthony J. Vasiliou, Comm. Carl Bolz, Comm.
David Roane, Comm. Jeffrey Pierce (7:15), Comm.
James Fortuna, Comm. Carl Chisem

COMMISSION
MEMBERS
PRESENT

Comm. Corrine Dorsey, Comm. William Hohenstein,
Jr., Mayor Maria Madsen Holzberg, Ex-Officio, Dir.
P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Planning Director

STAFF

There were approximately fifteen members of the public.

PUBLIC

No items were discussed.

ITEM 2
DISCUSSION WITH
PUBLIC ON ITEMS ON
AGENDA

On motion and second by Comms. Anthony Vasiliou and
David Roane the Commission confirmed the effective date
of August 15, 1996 for the Zoning Code text amendments
to modify Section 22 and to create Section 28 and to amend
the Table of Contents to reflect same that were adopted at
the previous meeting. Vote was unanimous.

ITEM 3.1
CONFIRMED EFFECTIVE
DATE OF AUGUST 15,
1996 FOR THE ZONING
CODE TEXT AMEND-
MENTS TO MODIFY
SECTION 22 AND TO
CREATE SECTION 28
AND TO AMEND THE
TABLE OF CONTENTS
TO REFLECT SAME
ADOPTED AT THE
PREVIOUS MEETING

On motion and second by Comms. Anthony Vasiliou and
James Fortuna the Commission tabled a proposed one lot
resubdivision of the Lewis B. and Janet B. Daniels
property on Old Margarite Road in the R-60 zone.
Vote was unanimous. Applicant/agent Lewis B. and
Janet B. Daniels S96-8

ITEM 4.1
TABLED ONE LOT
RESUBDIVISION OF THE
LEWIS B. AND JANET B.
DANIELS PROPERTY
ON OLD MARGARITE
ROAD IN THE R-60 ZONE

On motion and second by Comms. Anthony Vasiliou and
David Roane the Commission scheduled a public hearing
date of August 28, 1996 for a proposed six lot resubdivision
with a Special Exception for two rear lots on the east side
of Arbutus Street south of Kelsey Street to be known as

ITEM 4.2
SCHEDULED P.H.
8/28/96 PROPOSED SIX
LOT RESUBDIVISION
WITH A SPECIAL

Wildflower Meadows. Vote was unanimous. Applicant/
agent George Smilas S96-9

EXCEPTION FOR TWO
REAR LOTS ON THE
EAST SIDE OF ARBUTUS
STREET SOUTH OF
KELSEY STREET TO BE
KNOWN AS WILD-
FLOWER MEADOWS

On motion and second by Comms. Anthony Vasiliou and
James Fortuna the Commission scheduled a public hearing
date of August 28, 1996 for a proposed twenty lot
resubdivision located on the south side of Sisk Street
and the west side of Ballfall Road near Olympus Parkway
to be known as Deer Crossing. Vote was unanimous.
Applicant/agent Ravenswood L.L.C./Conklin & Soroka,
Inc. S96-10

ITEM 4.2
SCHEDULED P.H.
8/28/96 PROPOSED
TWENTY LOT RESUB-
DIVISION LOCATED ON
THE SOUTH SIDE OF
SISK STREET AND THE
WEST SIDE OF BALLFALL
ROAD TO BE KNOWN AS
DEER CROSSING

On motion and second by Comms. Anthony Vasiliou and
David Roane the Commission scheduled a public hearing
date of August 28, 1996 for a proposed one lot resubdivision
with two lot line revisions of the Grace W. Kelsey property
located on the west side of Arbutus Street south of Kelsey
Street. Vote was unanimous. Applicant/agent Grace W.
Kelsey/Philip J. O'Brien, Land Surveyor S96-11

ITEM 4.3
SCHEDULED P.H.
8/28/96 PROPOSED ONE
LOT RESUBDIVISION
WITH TWO LOT LINE
REVISIONS OF THE
GRACE W. KELSEY
PROPERTY LOCATED
ON THE WEST SIDE OF
ARBUTUS STREET
SOUTH OF KELSEY
STREET

There is a tape recording of the public hearing available
in the Planning and Zoning Office.

ITEM 5
P.H. TAPE RECORDING

On motion and second by Comms. Anthony Vasiliou and
James Fortuna the Commission continued a proposal to
amend a portion of the Land Use component of the Plan
of Development involving land in the vicinity of Berlin
Street. Vote was unanimous. Applicant/agent City of
Middletown Water and Sewer Department/Guy P. Russo,
Director

ITEM 5.1
CONTINUED PROPOSAL
TO AMEND A PORTION
OF THE LAND USE
COMPONENT OF THE
PLAN OF DEVELOPMENT
INVOLVING LAND IN
VICINITY OF BERLIN
STREET

Carmen Giuliano explained the proposal using the subdivision plan. He commented on the departmental comments. Comm. Carl Bolz asked if the departmental comments had been addressed. Carmel Giuliano indicated yes. Comm. Anthony Vasiliou questioned the right-of-way and the future uses of the remaining land. Discussion ensued regarding the access strip. Comm. Carl Bolz questioned Lot #3. Carmen Giuliano responded. Comm. David Roane questioned the zoning. William Warner responded. Carmel Giuliano concluded his comments. No one from the public spoke. On motion and second by Comms. David Roane and Anthony Vasiliou the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Anthony Vasiliou and David Roane the Commission granted final approval of a four lot resubdivision of the Martin Ruggiri property located on the northerly side of Bow Lane to be known as Bow Lane Estates. Vote was unanimous. Applicant/agent Salvatore Saraceno/Anthony Garofalo S96-7

ITEM 5.2
GRANTED FINAL
APPROVAL OF A FOUR
LOT RESUBDIVISION
OF THE MARTIN
RUGGIRI PROPERTY
LOCATED ON THE
NORTHERLY SIDE OF
BOW LANE TO BE
KNOWN AS BOW LANE
ESTATES

Comm. Jeffrey Pierce disqualified himself. Atty. Vincent Marino and Michael Curtis explained the proposal. Atty. Marino explained the history of the regulation. J. Midder, the land architect, explained the proposal using a site plan. Michael Curtis commented on the parking. Chm. W. Lee Osborne questioned the parking. Michael Curtis responded. Comm. Anthony Vasiliou questioned the difference between a preliminary and a formal site plan. William Warner commented on Section 55 versus Section 30. The plan is complete. Comm. David Roane questioned handicapped parking. Michael Curtis responded. No one from the public spoke. Michael Curtis concluded his comments. On motion and second by Comms. David Roane and Anthony Vasiliou the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Anthony Vasiliou and James Fortuna the Commission granted site plan approval for an addition and renovations at 70 Wyllys Avenue for a proposed admissions office. Vote was unanimous. Applicant/agent Wesleyan University/Michael Curtis, Campus Architect SPR96-61

ITEM 5.3
GRANTED SITE PLAN
APPROVAL FOR AN
ADDITION AND
RENOVATIONS AT 70
WYLLYS AVENUE
FOR A PROPOSED
ADMISSIONS OFFICE

William Warner explained the proposal. Chm. W. Lee Osborne commented on how to proceed. Comm. Jeffrey Pierce commented on the need to be open on other sites.

ITEM 5.4
CONTINUED A
PROPOSAL TO AMEND

William Warner explained each proposed area. Comm. David Roane questioned the Plan of Development. William Warner responded. From the public, Arlene Rich commented as an individual. She spoke about the legal notice and the Old Middle Street location. She is not in favor, supports the Westfield store, and is concerned about Newfield Street. Wayne Reed agreed that a convenience store might be good west of I-91 but the location is bad. Crime is the main concern and suggested an alternate location up Atkins Street. Carlos Medina stated that west of I-91 is not a neighborhood convenience. More thru traffic attracts people on the highway. Comm. Jeffrey Pierce questioned the crime rate. Carlos Medina responded. Comm. Jeffrey Pierce feels the hours of operation should be considered. P. Westerberg is opposed to the west of I-91 area due to more traffic and crime. Comm. Anthony Vasiliou questioned P. Westerberg. He responded. Comm. Anthony Vasiliou questioned staff. S. McCoid, a Bell Street resident, feels the legal notice was not sufficient. He represents C. McCoid at 622 East Street. C. McCoid is away and this item should be continued. J. McCoid is concerned about the legal notice. Discussion ensued on non-conformities. Comm. Jeffrey Pierce questioned expansions of non-conforming uses. Discussion ensued. T. Suraki, Middle Street, is opposed to the west of I-91 proposal due to crime, traffic, etc., and spot zoning. Earle Roberts questioned the concerns with crime. R. Sarget is opposed to the changes. The people want a rural area. Crime and traffic is up and he's happy with the Westfield store. D. Englehart of Coyote Blue approached the Economic Development Committee for help. He supports the Saybrook Road proposal. The neighbors are understanding and supportive. Comm. Anthony Vasiliou questioned D. Engelhart on his business. Comm. David Roane questioned crime. D. Engelhart responded. Chm. W. Lee Osborne questioned the Commission's pleasure. Comm. Anthony Vasiliou feels the proposal should be continued to the first September meeting and a better legal notice should be provided thru the media and the police should be contacted. A motion to continue a proposal to amend the Land Use component of the Plan of Development to identify neighborhood/rural service areas to the first meeting in September and to contact the local and state police was made by Comm. Anthony Vasiliou. Comm.

THE LAND USE
COMPONENT OF THE
PLAN OF DEVELOPMENT
TO IDENTIFY
NEIGHBORHOOD/RURAL
SERVICE AREAS UNTIL
THE FIRST MEETING IN
SEPTEMBER

David Roane seconded the motion. He does not support the motion and feels the proposal should be continued to the second meeting in September. Comm. Anthony Vasiliou made a friendly amendment that other officials should be invited, the Economic Development Committee in particular. Comm. Ron Klattenberg made a friendly amendment that the notice should go to existing businesses. Chm. W. Lee Osborne is concerned about a selective notice. The Commission was opposed to a selective notice and the friendly amendment to notify businesses was not accepted. Chm. W. Lee Osborne feels the Saybrook Road area could be addressed tonight. The Economic Development Committee supports it and the neighbors have been notified. Comm. Anthony Vasiliou feels that all should be treated equal. Chm. W. Lee Osborne feels that maybe the Commission could accept applications for zone changes as new businesses and table this item until the Plan of Development is approved. The Commission agreed and the main motion passed unanimously. Proponent P & Z Comm.

The Commission acknowledged the ZEO Sign Report.

ITEM 6.1
ACKNOWLEDGED ZEO
SIGN REPORT

Comm. Carl Bolz noted an error with Russell Ridge. Comm. Ron Klattenberg questioned the latest lawsuits. The Commission acknowledged the ZEO Monthly Report.

ITEM 6.2
ACKNOWLEDGED ZEO
MONTHLY REPORT

On motion and second by Comms. Jeffrey Pierce and David Roane the Commission approved the minutes of the July 24, 1996 meeting. Vote was unanimous with Comm. Ron Klattenberg abstaining.

ITEM 6.3
APPROVED MINUTES
OF 7/24/96 MEETING

William Warner commented on Feldspar.

ITEM 6.4
DISCUSSION ON
FELDSPAR

Chm. W. Lee Osborne commented on the Connecticut Valley Hospital suit, the need to incorporate the court decision, and the need for economic and social impacts. Discussion ensued on the next workshop, the moratorium, etc. Arlene Rich commented on the adequacy of the legal notices and feels the text should be larger. The Commission

ITEM 7
DISCUSSION WITH
PUBLIC

directed staff to investigate. Comm. Jeffrey Pierce feels that there should be in case outside of City Hall a Comcast public notice or a notice by a radio station. Comm. David Roane moved that staff should write a letter on an improved legal notice.

Adjournment was at 11:00 A.M.

ITEM 8
ADJOURNMENT

Respectfully submitted,

William Warner
Director of Planning