

Chw. Barbara Plum, Comm. Carl Bolz, Comm. James Fortuna,
Comm. Andrew Rak, Comm. Cynthia Jablonski, Comm. Ronald
Borelli, Comm. Quentin W. Phipps, Asst. Dir. P.W. Robert Dob-
meier, Ex-Officio

MEMBERS
PRESENT

Comm. Les Adams, Comm. Deborah Kleckowski, Comm. John
Pieper, Mayor Sebastian N. Giuliano, Ex-Officio

MEMBERS
ABSENT

Matt Dodge, Planning Environmental Specialist, Bruce E. Driska,
Zoning Enforcement Officer

STAFF

There were approximately ten (10) 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

There was no discussion.

ITEM 2
DISCUSSION
WITH PUBLIC

On motion and second by Comms. Carl Bolz and James Fortuna
the Commission accepted withdrawal of a proposed Special Ex-
caption 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 3.1
ACCEPTED
WITHDRAWAL
OF A PRO-
POSED SPECIAL
EXCEPTION TO
DIVIDE THE
PROPERTY LO-
CATED 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

Atty. Richard Carella presented the proposal and explained that
a medical or professional office use would support the local medical
offices. There was no discussion. On motion and second by Comms.
Carl Bolz and Ron Borelli the Commission closed the public hearing.
Vote was unanimous. On motion and second by Comms. Andrew Rak
and Carl Bolz the Commission adopted a 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 with an

ITEM 3.2
ADOPTED A
ZONING MAP A-
MENDMENT TO
CHANGE THE
ZONE OF THE
PROPERTY OF
ANN R. MIT-

effective date of August 31, 2007. Vote was unanimous. Applicant/
agent RACH2, LLC/Richard D. Carella, Esq. Z2007-3

CHELL LOCATED
AT 496 SAY-
BROOK ROAD
FROM R-15 RE-
SIDENTIAL TO
MX MIXED USE
WITH AN EF-
FECTIVE DATE
OF 8/31/07

Michele DiMauro, the property owner, presented the proposal and explained that the first floor will be occupied by a professional office use and not a medical office. Comm. Carl Bolz questioned if the amount of parking spaces were adequate. Chw. Barbara Plum believed that twenty-four (24) feet is required for two way traffic, had concerns with the fire hydrant and the location of the handicapped parking and questioned the various diagrams submitted. Michele DiMauro explained the diagrams, indicated that they were reviewed and approved and explained the traffic pattern and that one way traffic would be adequate. Robert Dobmeier, Asst. Director of Public Works, explained Tom Nigosanti's, the Chief Engineer, sketch and commented. Comm. Ron Borelli commented that if six (6) parking spaces meet the requirements of the Zoning Code and if the apartment tenants will be working during the day, then he doesn't see a problem. Michele DiMauro explained the prior parking situation and that they will move the fire hydrant at their own expense. Discussion ensued regarding square footage of the building, adequate parking and concerns were raised about changing the use of the second floor to a possible professional office space. No one from the public spoke. On motion and second by Comms. Carl Bolz and James Fortuna the Commission closed the public hearing. Vote was unanimous. A motion to grant a Special Exception to convert an existing two family dwelling located at 131 Main Street Extension to professional office space on the first floor only and the second floor be strictly residential with the condition that the Public Works Departmental comment dated August 22, 2007 be complied with was made by Comm. Andrew Rak and seconded by Comm. Carl Bolz. Bruce Driska, the Zoning Enforcement Officer, indicated the Commission should put the specific motion and stipulations in the official land records so it would be binding. Comm. Quentin W. Phipps requested that the motion with the changes be repeated for the record. Comm. Andrew Rak repeated the motion with the changes. Chw. Barbara Plum indicated that Michele DiMauro should come back to the Commission if there are any changes. Bruce Driska indicated that the official land records would suffice. The motion passed unanimously. Applicant/agent Michele & Robert DiMauro SE2007-9

ITEM 3.3
GRANTED A
SPECIAL EX-
CEPTION TO
CONVERT AN
EXISTING TWO
FAMILY DWELL-
ING LOCATED
AT 131 MAIN
STREET EXTEN-
SION TO PRO-
FESSIONAL
OFFICE SPACE

On motion and second by Comms. Andrew Rak and Carl Bolz the Commission tabled a request for modification of the Special Exception approval for 666 Main Street to allow a real estate office in-

ITEM 3.4
TABLED A RE-
QUEST FOR

volved in housing development, property management and community development until the next meeting scheduled for September 12, 2007. Vote was unanimous. Applicant/agent Property Management Services, LLC/Mark Toussaint, Managing Agent for Stow Block Apartments SE2006-3

MODIFICATION
OF THE SPECIAL
EXCEPTION AP-
PROVAL FOR
666 MAIN
STREET TO AL-
LOW A REAL
ESTATE OFFICE
INVOLVED IN
HOUSING
DEVELOPMENT,
PROPERTY
MANAGEMENT,
AND COM-
MUNITY
DEVELOPMENT

On motion and second by Comms. Carl Bolz and Quentin W. Phipps the Commission scheduled a public hearing date of September 12, 1007 for a proposed Special Exception to construct an auto sales and service building on the property of Philip C. Armetta located on the east side of Newfield Street across from the Camden Pines Condominiums to be known as Smart Cars. Vote was unanimous. Applicant/agent Phil Armetta/Frank Magnotta, P.E. SE2007-11

ITEM 5.1
SCHEDULED P.H.
9/12/07 FOR A
PROPOSED
SPECIAL EXCEP-
TION TO CON-
STRUCT AN
AUTO SALES
AND SERVICE
BUILDING ON
THE PROPERTY
OF PHILIP C.
ARMETTA LO-
CATED ON THE
EAST SIDE OF
NEWFIELD
STREET ACROSS
FROM THE CAM-
DEN PINES
CONDOMINIUMS
TO BE KNOWN
AS SMART CARS

On motion and second by Comms. Carl Bolz and Ron Borelli the Commission scheduled a public hearing date of September 12, 2007 for a proposed two (2) lot resubdivision of the property of Michael and Carol Catrini located at 345 Margarite Road. Vote was unanimous. Applicant/agent Michael and Carol Catrini S2007-4

ITEM 5.2
SCHEDULED P.H.
9/12/07 FOR A
PROPOSED TWO
(2) LOT RESUB-
DIVISION OF THE
PROPERTY OF
MICHAEL AND

CAROL CATRINI
LOCATED AT
345 MARGARITE
ROAD

Al D' Arena of Old Saybrook explained what Narcotics Anonymous proposes and indicated the organization would like to have a central location with more space. Comm. Carl Bolz questioned how the meetings generally operate and the amount of parking. Comm. Andrew Rak noted that no one from the Economic Development Committee was present and felt the Commission should not vote tonight. Al D' Arena explained that the Economic Development Committee did approve the request at a recent meeting. Comm. Andrew Rak indicated he would like to see comments from the Economic Development Committee. On motion and second by Comms. Carl Bolz and Andrew Rak the Commission continued a request for G.S. 8-24 Review for the leasing of 2,000 sq. ft. at the former Remington Rand building located at 180 Johnson Street to Fellowship Hall, LLC (Narcotics Anonymous) and requested that staff include more information on the request and that a representative from the Economic Development Committee be present at the next meeting. Vote was unanimous. Applicant/agent Economic Development Committee

ITEM 5.3
CONTINUED A
REQUEST FOR
G.S. 8-24 REVIEW
FOR THE LEAS-
ING OF 2,000
SQ. FT. AT THE
FORMER
REMINGTON
RAND BUILD-
ING LOCATED
AT 180 JOHN-
SON STREET
TO FELLOW-
SHIP HALL, LLC
(NARCOTICS
ANONYMOUS)

On motion and second by Comms. James Fortuna and Carl Bolz the Commission approved the minutes of the August 8, 2007 regular meeting Vote was unanimous with Comms. Andrew Rak and Cynthia Jablonski abstaining.

ITEM 6.1
APPROVED
THE MINUTES
OF THE 8/8/07
REGULAR
MEETING

Chw. Barbara Plum questioned Middlesex Orthopedic Associates off Saybrook Road. Bruce Driska explained the inspection for erosion and sedimentation controls. Comm. Andrew Rak questioned the regulations regarding blocking off of floor to glass ceilings with cardboard without a change of use. Bruce Driska indicated that it is not regulated by Planning and Zoning.

ITEM 6.2
ZEO REPORT

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. James Fortuna and Ron Borelli the Commission adjourned the meeting at 8:08 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

Matthew Dodge
Planning Environmental Specialist