

Acting Chair Richard Pelletier, Comm. James Fortuna, Comm. Barbara Plum, Comm. Les Adams, Comm. Catherine Johnson, Comm. Carl Bolz, Comm. Quentin Phipps MEMBERS PRESENT

Comm. Deborah Kleckowski, Comm. Ron Borelli, Comm. Nicholas Fazzino, Mayor Sebastian Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio MEMBERS ABSENT

William Warner, Director, Bruce Driska, Zoning Enforcement Officer STAFF

There were fifteen (15) members of the public present. There is a word for word DVD recording of the meeting on file and available in the Planning Office PUBLIC

Arline Rich commented on the By-Laws and requested that they be tabled. ITEM 2 DISCUSSION

David Kennedy commented on the proposed adaptive reuse for two (2) rooms to be used as a low intensive office use. He noted that he needs the rental income for cash flow and indicated there are example alternatives: 1) foreclosure as he is losing money, expenses are up, explained the neighborhood and the surrounding Wesleyan office uses; 2) Sell to Wesleyan University; or 3) cut up into apartments and add bedrooms for more people. Comm. Barbara Plum questioned the Fire Department comments. William Warner commented on adaptive historic reuses. Comm. Carl Bolz commented on the Police comments. From the public, Jennifer Alexander spoke in opposition and indicated that the Downtown Village District zone is going in the right direction. She read a letter from R. Arbo and Mary Alice Haddad into the record. J. Brown commented on the connection between Wesleyan University and the downtown. S. Smith was opposed and indicated he had purchased the house from Wesleyan University. Jennifer Saines indicated she preferred owner occupied mixed use. David Kennedy rebutted and indicated that there will be a new parking lot, that the property is obsolete for single family use, that there will be no increased traffic, and that there will be an increased cash flow which will allow for better maintenance and upgrades. A motion to grant a Special Exception for an historic adaptive reuse of the property located at 196 College Street to convert the second and third floors to an office use was made by Comm. Catherine Johnson and seconded by Comm. Carl Bolz. Comm. Barbara Plum commented that the Downtown Village District should remain residential. Comm. Carl Bolz indicated he was not in support and that the Downtown Village District is working. Comm. Catherine spoke in support, indicated that she lives on College Street, that changes have occurred, spoke at length in support, and recommended approval with the conditions that: the parking lot will be fenced and that the existing lighting ordinance be followed. Acting Chair Richard Pelletier suggested that Comm. Catherine Johnson may have a conflict of interest, that she should consider that and that the property was bought with the Downtown Village District zoning. Comm. Quentin Phipps commented on the various options and commented that the Commission should

ITEM 3.1 DENIED A PROPOSED SPECIAL EXCEPTION FOR AN HISTORIC ADAPTIVE REUSE OF THE PROPERTY LCOATED AT 196 COLLEGE STREET TO CONVERT THE SECOND AND THIRD FLOORS TO AN OFFICE USE

consider them. Comm. Catherine Johnson commented that she did not have a conflict of interest. The motion failed with Comm. Catherine Johnson in favor and Acting Chair Richard Pelletier, Comm. James Fortuna, Comm. Barbara Plum, Comm. Les Adams and Comm. Carl Bolz opposed. Applicant/agent Venture One Properties, LLC/ David Kennedy SE2009-6

On motion and second by Comms. Barbara Plum and James Fortuna the Commission accepted withdrawal of a request for a change of use of a previously approved Special Exception for a daycare center at 9 Camp Street to a new use as a professional office. Vote was unanimous. Applicant/agent MaryAnn Tedesco & Robert Jastrzemski SE97-10

ITEM 3.2  
ACCEPTED  
WITHDRAWAL  
OF A REQUEST  
FOR A CHANGE  
OF USE OF A  
PREVIOUSLY  
APPROVED  
SPECIAL EX-  
CEPTION FOR  
A DAYCARE  
CENTER AT 9  
CAMP STREET  
TO A NEW USE  
AS A PROFES-  
SIONAL OFFICE

Comm. Carl Bolz questioned the public hearing sign Joseph Griffith, the Architect, explained the request and indicated there would be no to the landscaping or the paving. Comm. Carl Bolz questioned Apartment 2. Comm. Les Adams questioned the alterations. Comm. Barbara Plum questioned staff comments. Acting Chair Richard Pelletier commented and questioned accessibility. William Warner commented on adaptive reuse. From the public, Arline Rich of Westfield Residents LLC, spoke in opposition and commented that residential should not be allowed in the Interstate Trade zone. Pat Hughes, a realtor, indicated that commercial space is very different to rent. Judith Burns and E. McNerney support the use. William Warner suggested a referral to the Design Review and Preservation Board. A motion to grant a Special Exception for a historic adaptive reuse of 861 Middle Street to allow existing vacant professional office space to be renovated into three (3) one-bedroom apartments was made by Comm. Catherine Johnson and seconded by Comm. James Fortuna. Comm. Carl Bolz offered a friendly amendment that the renovations be reviewed by the Design Review and Preservation Board. Comm. Catherine Johnson accepted the amendment. Acting Chair Richard Pelletier spoke in support and indicated that he was happy to see American Disabilities Act accessible housing. The motion as amended passed unanimously. Applicant/agent Judy Burns/ Joseph Griffith SE2009-27

ITEM 3.3  
GRANTED A  
SPECIAL EX-  
CEPTION FOR  
A HISTORIC  
ADAPTIVE RE-  
USE OF 861  
MIDDLE STREET  
TO ALLOW  
EXISTING VA-  
CANT PROFES-  
SIONAL OFFICE  
TO BE RENO-  
VATED INTO  
THREE (3) ONE-  
BEDROOM  
APARTMENTS

John Messina explained the proposal. William Warner commented on the previous variance and the rear lot issue. Comm. Carl Bolz questioned the Public Works Departmental comment. William Warner responded

ITEM 3.4  
GRANTED FINAL  
APPROVAL OF A

that it was a simple issue and that the Public Works Department will pick up on it during the site plan review process. On motion and second by Comms. Catherine Johnson and Barbara Plum the Commission granted final approval of a two (2) lot resubdivision of the property of John Messina located at 100 Brush Hill Road with the condition that all departmental comments be addressed, specifically the Public Works Departmental comment. Vote was unanimous. Applicant/agent John Messina S2009-6

TWO (2) LOT RE-SUBDIVISION OF THE PROPERTY OF JOHN MESSINA LOCATED AT 100 BRUSH HILL ROAD

There was no Old Business.

ITEM 4  
OLD BUSINESS

William Warner explained the title issue. On motion and second by Comms. Barbara Plum and Carl Bolz the Commission gave an affirmative G.S. 8-24 Review regarding abandonment of the "Old Road" noted on the map showing parcel deeds for Cucia Park, created by Kratzert, Jones and Associates on February 26, 2009. Vote was unanimous.

ITEM 5.1  
GAVE AN AFFIRMATIVE G.S. 8-24 REVIEW REGARDING ABANDONMENT OF THE "OLD ROAD" NOTED ON THE MAP SHOWING PARCEL DEEDS FOR CUCIA PARK, CREATED BY KRATZERT, JONES AND ASSOCIATES ON FEBRUARY 26, 2009

Comm. Catherine Johnson questioned the public hearing date. William Warner responded. On motion and second by Comms. Barbara Plum and James Fortuna the Commission scheduled a public hearing date of September 9, 2009 for a proposed Special Exception for an adaptive historic reuse to convert a three family dwelling located at 59 Broad Street to a new use as an insurance office. Vote was unanimous. Applicant/agent Guido Bafumi SE2009-28

ITEM 5.2  
SCHEDULED P.H. 9/9/09 FOR A PROPOSED SPECIAL EXCEPTION FOR AN ADAPTIVE HISTORIC REUSE TO CONVERT A THREE FAMILY DWELLING LOCATED AT 59 BROAD STREET TO A NEW USE AS AN INSURANCE OFFICE

On motion and second by Comms. Barbara Plum and James Fortuna the Commission approved the minutes of the July 22,

ITEM 6.1  
APPROVED THE

2009 regular meeting. Vote was unanimous.

MINUTES OF THE  
7/22/09 REGULAR  
MEETING

Bruce Driska, the Zoning Enforcement Officer, commented on his his report. Comm. Les Adams questioned the soccer fields. Bruce Driska responded.

ITEM 6.2  
ZEO REPORT

A motion to nominate Acting Chair Richard Pelletier for Chair was made by Comm. James Fortuna and seconded by Comm. Barbara Plum. A motion to nominate Comm. Catherine Johnson as Chair was made by Comm. Les Adams and seconded by Comm. Catherine Johnson. Comm. Catherine Johnson declined the nomination. The motion for Acting Chair Richard Pelletier passed with Comms. Barbara Plum, James Fortuna, Acting Chair Richard Pelletier, Carl Bolz and Quentin Phipps in favor and Comms. Les Adams and Catherine Johnson opposed. A motion to nominate Comm. Barbara Plum as Vice Chair was made by Comm. James Fortuna and seconded by Acting Chair Richard Pelletier. The motion passed with Acting Chair Richard Pelletier, Comms. Barbara Plum, James Fortuna, Carl Bolz and Quentin Phipps in favor and Comms. Les Adams and Catherine Johnson opposed. A motion to nominate Comm. Deborah Kleckowski as Vice Chair was made by Comm. Les Adams and seconded by Comm. Catherine Johnson. The motion failed with Comms. Les Adams and Catherine Johnson in favor and Acting Chair Richard Pelletier, Comms. Barbara Plum, James Fortuna, Carl Bolz and Quentin Phipps opposed.

ITEM 6.3  
ELECTION OF  
OFFICERS

The Commission reviewed the draft of the By-Laws dated July 22, 2009 and went Article by Article.

ITEM 6.4  
COMMISSION  
BY-LAWS

There was no discussion.

ITEM 6.5  
OTHER COM-  
MISSION  
AFFAIRS

There was no discussion.

ITEM 6.6  
PLAN OF CON-  
SERVATION  
AND DEVELOP-  
MENT

There was no discussion.

ITEM 8  
DISCUSSION

On motion and second by Comms. Barbara Plum and James Fortuna the Commission adjourned the meeting at 11:03 p.m. Vote was unanimous.

ITEM 9  
ADJOURNMENT

Respectfully submitted,

William Warner, AICP  
Director