

Chw. Barbara Plum, Comm. Les Adams, Comm. James Fortuna, Comm. Deborah Kleckowski, Comm. Cynthia Jablonski, Comm. Catherine Johnson, Comm. Richard Pelletier, Comm. Matthew Lesser, Comm. Quentin Phipps, Comm. Ron Borelli, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
PRESENT

Mayor Sebastian Giuliano, Ex-Officio

MEMBERS
ABSENT

Matthew Dodge, Planning Environmental Specialist, Bruce Driska, Zoning Enforcement Officer

STAFF

There were five (5) 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

Lawrence Buck commented on the agenda not being posted on the website.

ITEM 2
DISCUSSION
WITH PUBLIC

Comm. Ron Borelli excused himself. Atty. Michael Dowley presented the proposal. George Smilas, the engineer, discussed the engineering aspects of the proposal and indicated that they will move the well so that it will not conflict with the cemetery. Chw. Barbara Plum questioned the well radius. Atty. Michael Dowley requested that the Commission grant approval with the condition that the Health Department sign off on the revised site plan that they will submit. Comm. Les Adams questioned relocation of the well. George Smilas explained the process. Chw. Barbara Plum questioned the South Fire District turnaround requirements. Atty. Michael Dowley indicated that their comments also be a condition of the approval. On motion and second by Comms. James Fortuna and Les Adams the Commission closed the public hearing. Vote was unanimous. A motion to grant final approval of a four (4) lot resubdivision of the property of Stephen G. and Barbara Borrelli located on Fairchild Road at the end of the cul-de-sac and adjacent to the Calvary Cemetery to be known as Borrelli Acres was made by Comm. James Fortuna and seconded by Comm. Richard Pelletier. Comm. Catherine Johnson requested that the Commission receive the sign-off from the Health Department before voting. Chw. Barbara Plum indicated that she would like to see the revised plan. Comm. Deborah Kleckowski shared Comm. Catherine Johnson's concerns. Atty. Michael Dowley indicated that William Warner, the Director, would not allow the mylar to be filed on the land records until all the requirements have been met. Comms. Richard Pelletier and Catherine Johnson voiced their views on not having the revised plan before the Commission. Comm. Deborah Kleckowski

ITEM 3.1
GRANTED FINAL
APPROVAL OF
A FOUR LOT
RESUBDIVISION
OF THE PRO-
PERTY OF
STEPHEN G. AND
BARBARA
BORRELLI
LOCATED ON
FAIRCHILD RD
AT THE END OF
THE CUL-DE-SAC
AND ADJACENT
TO THE
CALVARY
CEMETERY TO
BE KNOWN AS
BORRELLI
ACRES

indicated that she would like to see this item tabled until all the revisions have been received. Chw. Barbara Plum noted that the Commission needed to move forward and that the Commission has not had a problem with people not following through. Comm. Catherine Johnson expressed concerns with the process. Comm. Les Adams indicated he would like to see date and time stamps on all approval documents. The motion passed unanimously. Applicant/agent Stephen G. and Barbara Borrelli/George Smilas, Bennett & Smilas Engineering, Inc. S2008-1

Robert Donald, a landscape architect, explained the proposal, the previous approvals and revisions. Robert Lorman, an architect, described the design in more detail. Scott Hesketh addressed the traffic issues, the widening of Jackson Street and that the Middletown Police Department required a full widening, passed out a site plan of the driveway (Exhibit #1) and discussed revisions to the plan. Chw. Barbara Plum questioned if Scott Hesketh had indicated that he had received the Police Departmental comments last week. Scott Hesketh indicated yes. Chw. Barbara Plum asked Scott Hesketh if he contacted Officer Craig Elkin regarding the revisions. Scott Hesketh indicated no. Robert Donald commented on traffic concerns. Chw. Barbara Plum questioned the original curb cut. Scott Hesketh explained the curb cut. Robert Donald indicated that he believed the Police Departmental comments had been addressed. Comm. Matthew Lesser questioned the accident data as well as the roadway and the tree and asked that the Urban Forestry Board comment on the removal of the tree. Robert Donald commented on the demographics of each unit. Comm. Matthew Lesser asked if the children will have a bus stop. Comm. Deborah Kleckowski indicated that that was up to the city. Comm. Catherine Johnson asked about the number of bedrooms and how they met the open space requirements under Section 44.08.21 of the Zoning Code. Robert Donald explained the coverage of the project and that it is five (5) to six (6) times the requirements. Comm. Les Adams discussed play apparatus and building materials. Comm. Deborah Kleckowski commented on road improvements. Robert Dobmeier, Asst. Director of Public Works, responded regarding the city's stance on road improvements. Comm. Matthew Lesser indicated he would like to see more up-to-date data and asked how far this site is from the Coginchaug River. Bruce Driska, the Zoning Enforcement Officer, indicated that the river is at a minimum of fifty (500) hundred feet to the property to the northwest. Comm. Matthew

ITEM 3.2
CONTINUED
THE P.H. FOR A
PROPOSED
SPECIAL EXCEP-
TION TO
CONSTRUCT 15
MULTI-FAMILY
DWELLINGS ON
EAST SIDE OF
JACKSON
STREET ADJA-
CENT TO NEW-
FIELD STREET
TO BE KNOWN
AS ACHESON
WOODS II

Lesser questioned if Robert Donald had looked at pervious surfaces. Robert Donald indicated that they have looked into it. Comm. Les Adams discussed pervious surfaces for paving. Comm. Deborah Kleckowski commented on city-wide updated traffic reports. Matthew Dodge, the Planning Environmental Specialist, explained that we don't have reports associated with any prior approvals regarding the site. Robert Dobmeier explained the city-wide traffic data. No one from the public spoke. Comm. Catherine Johnson discussed the drainage comments. Robert Dobmeier explained the Department of Transportation requirements and the Public Works requirements. Comm. Les Adams felt the Commission should wait until the site has been cleared and grubbed to see the utilities. Comm. Richard Pelletier commented on clearing and grubbing. Robert Donald indicated that the utilities are there. Comm. Ron Borrelli asked if the applicant volunteered or was asked to widen the entrance. Robert Donald indicated it was suggested. Comm. Matthew Lesser asked about the previous proposed size of the driveway. On motion and second by Comms. Deborah Kleckowski and Les Adams the Commission continued the public hearing for a proposed Special Exception to construct fifteen (15) multi-family dwellings on the east side of Jackson Street adjacent to Newfield Street (Rt. 3) to be known as Acheson Woods II in order for the developer to review the Police Departmental comments and receive a revised set indicating that the Police Department is in agreement as well as the evaluation from the Urban Forestry Board. Vote was unanimous. Applicant/agent Gibraltar Transcontinental Assurance Company LTD SE2008-6

On motion and second by Comms. Les Adams and Deborah Kleckowski the Commission approved a request for reduction of the cash bond to \$20,000 for the Arbutus Estates Subdivision located at 1111 Arbutus Street. Vote was unanimous. Applicant/agent Oakbridge Management and Construction/Bryan Nesteriak, P.E. S2005-10

ITEM 4.1
APPROVED A REQUEST FOR REDUCTION OF THE CASH BOND FOR THE ARBUTUS ESTATES SUBDIVISION LOCATED AT 1111 ARBUTUS STREET

On motion and second by Comms. Les Adams and Richard Pelletier the Commission approved a request for reduction of the cash bond to \$45,000 for the Liberty Hill Subdivision located off Plumb Road. Vote was unanimous. Applicant/agent Ameritage LLC/Thaddeus P. Bysiewicz S2003-4

ITEM 4.2
APPROVED A REQUEST FOR REDUCTION OF THE CASH BOND FOR THE

LIBERTY HILL
SUBDIVISION
LOCATED OFF
PLUMB ROAD

On motion and second by Comms. Les Adams and Deborah Kleckowski the Commission approved a request for release of the cash bond for the Fawn Meadow Estates Subdivision located off Chamberlain Road. Vote was unanimous. Applicant/agent Real Estates Resources/Atty. James F. Ripper S2002-28

ITEM 4.3
APPROVED A RE-
QUEST FOR RE-
LEASE OF THE
CASH BOND
FOR THE FAWN
MEADOW
ESTATES SUB-
DIVISION LO-
CATED OFF
CHAMBERLAIN
ROAD

On motion and second by Comms. Les Adams and James Fortuna the Commission tabled a request for release of the cash bond for Phase II of the Country Hill Subdivision located off East Street. Vote was unanimous. Applicant/agent Ravenswood Homes/Richard N. Fiske S2001-15

ITEM 4.4
TABLED A RE-
QUEST FOR RE-
QUEST OF THE
CASH BOND
FOR PHASE II
OF THE COUN-
TRY HILL SUB-
DIVISION LO-
CATED OFF
EAST STREET

A motion to schedule a public hearing date of September 24, 2008 for Chapter 6 Future Residential Growth of the Plan of Conservation and Development was made by Comm. Les Adams and seconded by Comm. Richard Pelletier. Comm. Deborah Kleckowski suggested workshops prior to each public hearing. Comm. Les Adams agreed that there should be a workshop. Chw. Barbara Plum commented on the request. Comm. Matthew Lesser suggested alternatives such as continuing the Plan of Conservation and Development public hearings if the feedback is great. Chw. Barbara Plum noted that the Commission could continue the public hearings. Comm. Les Adams indicated he would like more time for the public hearings. Comm. Catherine Johnson suggested that the Commission substitute "workshop" with every instance where the agenda says "public hearings", establish a subcommittee to review the Plan of Conservation and Development, and explained information the Common Council and MidState Regional Planning Agency receives

ITEM 5.1
SCHEDULED P.H.
9/24/08 CHAPTER
6 FUTURE RE-
SIDENTIAL
GROWTH OF
THE PLAN OF
CONSERVATION
AND DEVELOP-
MENT

that the Commission hasn't seen. Comm. Ron Borelli voiced his agreement with the previous comments and that the Commission should have the input. Comm. Matthew Lesser questioned updates to the Plan of Conservation and Development. Comm. Ron Borelli indicated the Commission does not have hard copies of the Plan of Conservation and Development and would like to see the changes. Comm. Deborah Kleckowski commented on the feedback process. Discussion ensued regarding the Commission Plan of Conservation and Development participation. Comm. Deborah Kleckowski questioned when changes to the regulations can be implemented. The motion was approved unanimously.

On motion and second by Comms. Deborah Kleckowski and Les Adams the Commission approved the minutes of the July 23, 2008 regular meeting. Vote was unanimous.

ITEM 6.1
APPROVED THE
MINUTES OF THE
7/23/08 MEETING

Comm. Ron Borelli questioned the floodplain regulations. Bruce Driska responded to the concerns. Discussion ensued regarding the authority of the Director, the Commission and the Zoning Enforcement Officer with regards to the floodplain regulations. Chw. Barbara Plum indicated that these regulations are what the Commission had already approved. Comm. Matthew Lesser commented on the Air Quality Subcommittee and indicated that the first meeting is to be held in November. Comm. Deborah Kleckowski requested that the commissioners receive their packets earlier, indicated that there is not enough time to review the information and that she would like to have seven (7) days prior to the meeting. Discussion ensued. Comm. Catherine Johnson commented on getting the site plans earlier and that the text be included for Special Exceptions in order to understand the regulations. Comm. Ron Borelli questioned why couldn't the Commission get the plans at the same time as the departments. Chw. Barbara Plum indicated this would have to be discussed with staff. Comm. Ron Borelli commented on the number of copies received. Discussion ensued regarding Special Exception comments. Comm. Catherine Johnson commented on a UCONN conference to held on September 13, 2008.

ITEM 6.2
COMMISSION
AFFAIRS

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. James Fortuna and Les Adams the Commission adjourned the meeting at 9:40 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

PLANNING AND ZONING COMMISSION REGULAR MEETING SEPTEMBER 10, 2008, 7:00
P.M. PAGE 6 OF 6

Respectfully submitted,

Matthew Dodge
Planning/Environmental Specialist