

Chm. William Holley III, Comm. Barbara Plum, Comm. James Fortuna, Comm. David Roane, Comm. George Lapadula, Comm. Carl Bolz, Comm. Andrew Rak, Comm. John Voli, Comm. Stephen Gadomski

COMMISSION  
MEMBERS  
PRESENT

Comm. Corrine Dorsey, Mayor Dominique Thornton, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION  
MEMBERS  
ABSENT

William Warner, Director, Wayne Bell, Zoning Enforcement Officer, Thomas Nigosanti, Chief Engineer

STAFF

There were approximately thirty members of the public. There is a word for word tape recording of the meeting on file and available in the Planning Office.

PUBLIC

On motion and second by Comms. David Roane and James Fortuna the Commission went into executive session. Vote was unanimous. On motion and second by Comms. George Lapadula and James Fortuna the Commission came out of executive session Vote was unanimous.

ITEM 1a  
EXECUTIVE  
SESSION

Charlotte McCoid spoke regarding drainage problems at subdivisions and problems with engineers designing and approving projects and conservation easements. S. Kartiganer spoke on The Hunt Club Subdivision and East Street traffic. Comm. Stephen Gadomski raised a point of order on the appropriateness of his comments. S. Devotta commented on revising of plans during the public hearing. Chm. William Holley responded.

ITEM 2  
DISCUSSION WITH  
PUBLIC ON ITEMS  
ON AGENDA

Wayne Bell indicated that all the public hearing signs were in place and commented on various subdivisions.

ITEM 2a  
ZEO REPORT

William Warner explained. On motion and second by Comms. David Roane and Barbara Plum the Commission granted Final Approval of Phase IV (Lots #8, 9, 19, 20 and 21) of Russell Ridge Subdivision with the condition that all departmental comments be addressed and that a cash bond in the amount of \$39,000 be posted. Vote was unanimous. Applicant/agent Jozus, Milardo & Thomasson/Atty. Dean Thomasson S91-9

ITEM 3.1  
GRANTED FINAL  
APPROVAL OF  
PHASE IV (LOTS  
#8, 9, 19, 20 AND 21)  
OF RUSSELL RIDGE  
SUBDIVISION

On motion and second by Comms. George Lapadula and James Fortuna the Commission denied a request for modification of the Site Plan Approval for Wild Bill's Nostalgia located at 1003 Newfield Street. Vote was unanimous. Applicant/agent William Corvo Consultants/William J. Corvo, Project Consultant SPR99-114

ITEM 3.2  
DENIED REQUEST  
FOR MODIFICATION  
OF THE SITE PLAN  
APPROVAL FOR  
WILD BILL'S NOS-

William Warner explained. Discussion ensued. A motion to deny a request for release of the letters of credit for The Hunt Club and request to post a cash bond in the amount of \$500 was made by Comm. David Roane. No one seconded. A motion to table this item was made by Comm. Stephen Gadowski and seconded by Comm. James Fortuna. The motion passed with Chm. William Holley, Comm. Barbara Plum, Comm. James Fortuna, Comm. George Lapadula, and Comm. Andrew Rak in favor and Comm. David Roane opposed. Applicant/agent D'Amato Bros. Builders/Louis J. D'Amato S87-44

Comm. Carl Bolz disqualified himself. William Warner explained the status. A motion to grant Preliminary Approval of a nineteen (19) lot resubdivision of the property of Bysiewicz Corp. located on the easterly side of East Street across and south of the Westfield Fire Department to be known as Eastbury Hill was made by Comm. David Roane and seconded by Comm. James Fortuna. Comm. David Roane referred to Pgs. 51-53 of the Subdivision Regulations and indicated that he does not have a conflict on this issue. He continued and suggested an amended approval with a modification to the plan to provide for open space by eliminating Lots 107, 108, 109, 110, 113, that blasting be allowed only at the front of the subdivision, that blasting with a forty-eight (48) hour notice occur between the hours of 9:00 am to 12:00 pm, there be no rock crushing or equipment for lot crushing, and that Lots 118 and 119 be regarded with a yard drain installed. Chm. William Holley questioned the reason for eliminating the lots. Comm. David Roane referenced the open space regulations and commented on Section 5.17.01(2) Natural Characteristics. Discussion ensued on open space standards. Comm. David Roane referred to the method of open space dedication. Chm. William Holley questioned staff. William Warner responded on homeowners associations and major revisions to the plan. Chm. William Holley commented on a letter received after the hearing and it was not considered by the Commission. William Warner commented on the extent of the revisions. Comm. David Roane continued on open space. William Warner commented on procedure. Chm. William Holley questioned why Lots 107, 108 and 109 and suggested scaling back the number of lots. Comm. David Roane responded. Chm. William Holley recommended Lots 113, 114, and 115. Comm. David Roane continued on his proposal to eliminate lots for open space. Comm. Andrew Rak questioned when they will see the revised plan. Comm. David Roane suggested that staff review. A roll call vote to require open space was taken. The motion failed with Comms. David Roane and James Fortuna in favor and Chm. William Holley, Comm. Barbara Plum,

TALGIA LOCATED  
AT 1003 NEWFIELD  
STREET

ITEM 3.3  
TABLED REQUEST  
FOR RELEASE OF  
OF THE LETTERS  
OF CREDIT FOR  
THE HUNT CLUB  
AND REQUEST  
TO POST A CASH  
BOND IN THE A-  
MOUNT OF \$500

ITEM 3.4  
GRANTED PRE-  
LIMINARY AP-  
PROVAL OF A  
NINETEEN LOT  
RESUBDIVISION  
OF THE PRO-  
PERTY OF BY-  
SIEWICZ CORP.  
LOCATED ON  
THE EASTERLY  
SIDE OF EAST  
STREET ACROSS  
AND SOUTH OF  
THE WESTFIELD  
FIRE DEPARTMENT  
TO BE KNOWN AS  
EASTBURY HILL

Comm. Andrew Rak and Comm. John Voli opposed. A motion for a vote on blasting to limited to the front part of the road only, that forty-eight (48) hour notice be sent to the abutters, that blasting be done between 9:00 am to 12:00 pm only, and there be no blasting in any other area was made by Comm. David Roane and seconded by Comm. Barbara Plum. Comm. David Roane is in support. Comm. Andrew Rak questioned Tom Nigosanti, Chief Engineer, on the blasting. Tom Nigosanti responded. Comm. John Voli questioned William Warner, who commented. Comm. David Roane continued. Comm. John Voli suggested a friendly amendment of 9:00 am to 3:00 pm for the hours. Comm. David Roane rejected the amendment. Comm. Andrew Rak questioned drilling also. Comm. David Roane indicated that drilling is not included. The motion passed unanimously by a roll call vote. A motion for a vote on an amendment to prohibit rock crushing or any rock crushing equipment, excluding trucks removing the rocks from the site, was made by Comm. David Roane and seconded by Comm. Barbara Plum. Discussion ensued. The motion passed unanimously by roll call vote. A motion to include yard drains at Lots 118 and 119 and that all departmental comments be addressed was made by Comm. James Fortuna and seconded by Comm. Andrew Rak. Vote was unanimous. A roll call vote was taken on the main motion with all the amendments. Comm. David Roane feels lots should be eliminated to provide open space and eliminate road work. The motion passed with Chm. William Holley, Comm. Barbara Plum, Comm. Andrew Rak, Comm. James Fortuna and Comm. John Voli in favor, Comm. David Roane opposed and Comms. Carl Bolz, George Lapadula and Stephen Gadomski not voting. Applicant/agent Thaddeus P. Bysiewicz S2000-11

Comms. John Voli, Stephen Gadomski and George Lapadula disqualified themselves. William Warner commented on the waiver. A motion to approve sidewalks on Atkins Street, a driveway grade to a maximum of 12% and to deny sidewalks on Pinehurst Court and concrete aprons was made by Comm. Carl Bolz. Comm. David Roane spoke in opposition. Comm. Andrew Rak questioned the grading. Comm. Carl Bolz reviewed the motion in accordance with staff recommendations. The motion passed with Comm. David Roane opposed and Chm. William Holley, Comm. Barbara Plum, Comm. James Fortuna, Comm. Andrew Rak and Comm. Carl Bolz in favor. William Warner explained the main motion and the conditions. A motion to grant Preliminary Approval of an eleven lot resub-division of the property of Martha Vernlund located on the easterly side of Atkins Street north of Bradley Street to be known as Pinehurst at Pistol Creek with staff conditions was made by Comm. Andrew Rak. The motion passed unanimously by roll

ITEM 5.1  
GRANTED PRE-  
LIMINARY AP-  
PROVAL OF A  
PROPOSED ELEVEN  
(11) LOT RESUB-  
DIVISION OF THE  
PROPERTY OF  
MARTHA VERN-  
LUND LOCATED  
ON THE EASTERLY  
SIDE OF ATKINS  
STREET NORTH OF  
BRADLEY STREET  
TO BE KNOWN AS  
PINEHURST AT  
PISTOL CREEK

call vote. Applicant/agent Signature Homes, Inc./Conklin & Soroka, Inc. S2000-12

On motion and second by Comms. Carl Bolz and James Fortuna the Commission scheduled a public hearing of September 27, 2000 for a proposed seventeen (17) lot resubdivision of the property of Kent Scully located on the north side of Congdon Street to be known as Saddle Ridge, Phase II. Vote was unanimous. Applicant/agent Daybreak, Inc./Bascom/Magnotta, Inc. S2000-16

ITEM 4.1  
SCHEDULED P.H.  
9/27/00 PROPOSED  
SEVENTEEN LOT  
RESUBDIVISION  
OF THE PRO-  
PERTY OF KENT  
SCULLY LO-  
CATED ON THE  
NORTH SIDE OF  
CONGDON  
STREET TO BE  
KNOWN AS  
SADDLE RIDGE,  
PHASE II

On motion and second by Comms. Carl Bolz and James Fortuna the Commission scheduled a public hearing of September 27, 2000 for a proposed Special Exception to convert an existing vacant building at 80 Industrial Park Road to a solid waste transfer station. Vote was unanimous. Applicant/agent Dainty Rubbish Service, Inc., Michael Armetta/HRP Associates, Inc., Joseph Magdol, P.E. SE2000-5

ITEM 4.2  
SCHEDULED P.H.  
9/27/00 PROPOSED  
SPECIAL EXCEP-  
TION TO CONVERT  
AN EXISTING VA-  
CANT BUILDING  
AT 80 INDUSTRIAL  
PARK ROAD TO A  
SOLID WASTE  
TRANSFER STA-  
TION

W. Lee Osborne commented on the approval required and referenced the Master Plan. Chm. William Holley commented on the approval, the general planning approval and questioned how he became a colonel. Joyce Kirkpatrick responded. Chm. William Holley questioned opening to the public at "least four times a year". W. Lee Osborne responded. Chm. William Holley suggested indicating that the grounds are always open. A motion that the requirements of the Master Plan have been fulfilled was made by Comm. Carl Bolz. Vote was unanimous. Applicant/agent Debra Moore, Executive Director Long Hill Estate

ITEM 4.3  
GAVE AN AF-  
FIRMATIVE G.S.  
8-24 REVIEW FOR  
APPROVAL OF THE  
MASTER PLAN FOR  
LONG HILL ESTATE

The Commission took a five minute break. Chm. William Holley indicated that Item #5.4 would be tabled.

Atty. Michael Dowley explained the proposal for the two lot resubdivision and indicated that Lot #2 would not be an approved

ITEM 5.1  
GRANTED FINAL

lot until approved by the Inland Wetlands Agency. Ted Jackowiak explained the lot. Comm. Carl Bolz questioned the departmental comments. Atty. Michael Dowley responded and agreed. From the public, D. Karpinski questioned Lot #2, the wetlands and future development. On motion and second by Comms. George Lapadula and James Fortuna the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Stephen Gadomski and George Lapadula the Commission granted Final Approval of a two (2) lot resubdivision with a Special Exception for two rear lots of the property of Cheryl C. Mazzotta on the east side of Ballfall Road north of Olympia Parkway with the condition that all departmental comments be addressed and that Lot #2 is not an approved building lot. Vote was unanimous. Applicant/agent Joseph N. & Maria C. Zimmitti S2000-13

APPROVAL OF A  
TWO (2) LOT RE-  
SUBDIVISION WITH  
A SPECIAL EXCEP-  
TION FOR TWO  
REAR LOTS OF THE  
PROPERTY OF  
CHERYL C. MAZ-  
ZOTTA ON THE  
EAST SIDE OF BALL-  
FALL ROAD NORTH  
OF OLYMPIA PARK-  
WAY

Peter Harding explained the proposal to create a food pantry that would essentially be a "small grocery store". He indicated that no food would be served on the site and that there would be no overnight stays. Peter Harding commented on his operation as outlined in his written narrative. Chm. William Holley questioned the Special Exception criteria. William Warner responded. Comm. Barbara Plum questioned accessibility. Chm. William Holley questioned the adequacy of the plans. A motion to waive the requirement for a new A-2 survey was made by Comm. Stephen Gadomski and seconded by Comm. George Lapadula. Comm. Andrew Rak questioned the households served. Comm. Stephen Gadomski questioned the number of people showing up each day. Peter Harding responded. Comm. Andrew Rak questioned who the families served are and if it is for Middletown residents only. Peter Harding responded that it was for Middletown residents only. Comm. James Fortuna questioned traffic, buses and cars. Comm. Barbara Plum questioned access. Peter Harding responded on the logistics and how the people will get to the site. Comm. George Lapadula spoke in regard to the traffic impact being minimal. Comm. Andrew Rak questioned the time frame of the approval. William Warner responded. From the public, F. Hickey feels the facility is a great location, is poor due to juvenile court and that people under the influence and walking to the site is unrealistic. J. Biega supported the concept but is opposed to the location. M. Gates spoke in support of the project on behalf of the United Way. C. Hershey, Salvation Army, spoke in support and feels there is no problem with children or other clients. B. Simmons of the American Red Cross spoke in support, noted problems with existing food pantries and the necessity of the project. Comm. Carl Bolz questioned the impact and suggested they get testimony from existing neighbors. B. Simmons responded that there have been no complaints from neighbors. Comm. George Lapadula commented on the soup kitchen on

ITEM 5.2  
DENIED A  
SPECIAL EXCEP-  
TION TO CONVERT  
AN EXISTING  
BUILDING AT 222  
MAIN STREET  
EXTENSION FROM  
AN OFFICE USE TO  
A NEW USE AS A  
FOOD DISTRIBU-  
TION CENTER

Main Street and feels there should be a definite restriction on serving food on the site. Chm. William Holley questioned how much Red Cross supplies are and where it is available. B. Simmons responded. U. Forman, the Program Manager at the Food Pantry, spoke in support. U. Fetchel questioned what families are served. S. Neilsen had concerns over the area and the negative impact. E. Roberts had concerns over the waiver of the requirements, feels the site is inappropriate, called for a traffic study and sidewalks, suggested a site at Connecticut Valley Hospital and spoke at length on issues. F. Hickey commented on the on the bus route and pedestrian activity. M. Maloma commented on the traffic problem. Peter Harding made concluding remarks, indicated that sixty percent of people have children and that's who they serve, noted plans to improve the building, who they are serving-they are serving human beings-and assured the Commission they will do a good job. On motion and second by Comms. James Fortuna and George Lapadula the Commission closed the public hearing. Vote was unanimous. A motion to grant a Special Exception to convert an existing building at 222 Main Street Extension from an office use to a new use as a food distribution center was made by Comm. Stephen Gadomski and seconded by Comm. Carl Bolz. Comm. Stephen Gadomski feels it is needed, that the additional traffic will not impact the area, feels its for families and the elderly and it meets the Special Exception criteria. Comm. Andrew Rak is in support of the concept but is not sure the location is correct. He feels pedestrian traffic is difficult and dangerous and therefore is opposed. Comm. James Fortuna is concerned with traffic. Comm. Barbara Plum is concerned with traffic and the location. Chm. William Holley feels the need exists and that consolidation makes sense but that the location is an issue, particularly traffic, and referenced Section 44.04. The motion failed with Comms. Carl Bolz and Stephen Gadomski opposed and Chm. William Holley, Comm. Andrew Rak, Comm. George Lapadula, Comm. James Fortuna, and Comm. Barbara Plum opposed. Applicant/agent St. Vincent DePaul Place/Peter A. Harding SE2000-4

On motion and second by Comms. Stephen Gadomski and Andrew Rak the Commission accepted withdrawal of a proposed two (2) lot resubdivision of the property of John Kolman located on the westerly side of Higby Road near the Middlefield town line. Vote was unanimous. Applicant/agent Elizabeth M. Kolman S2000-14

ITEM 5.3  
ACCEPTED WITH-  
DRAWAL OF A  
PROPOSED TWO  
(2) LOT RESUB-  
DIVISION OF THE  
PROPERTY OF JOHN  
KOLMAN LOCATED

ON THE WESTERLY  
SIDE OF HIGBY  
ROAD NEAR THE  
MIDDLEFIELD  
TOWN LINE

The Commission tabled a proposed thirty-nine (39) lot resubdivision with a Special Exception for open space cluster development of the property of Tina Tomasetti located at 99 East Street to be known as Saddle Hill. Vote was unanimous. Applicant/agent The Ravenswood Company, LLC/Conklin & Soroka, Inc. S2000-15

ITEM 5.4  
TABLED A PRO-  
POSED THIRTY-  
NINE LOT RESUB-  
DIVISION WITH A  
SPECIAL EXCEP-  
TION FOR OPEN  
SPACE DEVELOP-  
MENT OF THE  
PROPERTY OF  
TINA TOMASETTI  
LOCATED AT 99  
EAST STREET TO  
BE KNOWN AS  
SADDLE HILL

The minutes of the August 23, 2000 meeting were not available.

ITEM 6.1  
THE MINUTES OF  
THE 8/23/00 MEET-  
ING WERE NOT  
AVAILABLE

There was no discussion.

ITEM 7  
DISCUSSION  
WITH PUBLIC

Adjournment was at 12:00 A.M.

ITEM 8  
ADJOURNMENT

Respectfully submitted,

William Warner  
Director of Planning, Conservation and Development