

PLANNING AND ZONING COMMISSION REGULAR MEETING SEPTEMBER 13, 1995, 7:00 P.M. PAGE 1 OF 5

Chm. W. Lee Osborne, Comm. Ann Loffredo, Comm. Carl Bolz, Comm. Jennifer Alexander, Comm. Stephen Gadomski, Comm. Francis Patnaude

COMMISSION MEMBERS PRESENT

Vice-Chm. John Robinson, Sec'y Stephen Shapiro, Comm. Anthony Vasiliou, Comm. Gerard Winzer, Comm. Dominique Thornton, Mayor Thomas J. Serra, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION MEMBERS ABSENT

William Warner, Planning Director, Thomas Nigosanti, Chief Engineer

STAFF

There were approximately twenty members of the public present.

PUBLIC

On motion and second by Comms. Ann Loffredo and Stephen Gadomski the Commission approved the minutes of the 8\9\95 meeting. Vote was unanimous.

ITEM 2.1 APPROVED MINUTES OF 8\9\95 MEETING

The Commission acknowledged the ZEO Sign and Monthly Reports.

ITEM 3.1\3.2 ACKNOWLEDGED ZEO SIGN AND MONTHLY REPORTS

William Warner explained the proposal. Comm. Ann Loffredo feels the curbs at The Meadows at Riverbend Subdivision should be taken out. Comm. Carl Bolz questioned Public Works. Tom Nigosanti responded. Discussion ensued. On motion and second by Comms. Ann Loffredo and Jennifer Alexander the Commission approved the concrete curb report with the determination that the bituminous curbs at The Meadows at Riverbend Subdivision be replaced by concrete. Vote was unanimous.

ITEM 3.3 APPROVED CONCRETE CURB REPORT

On motion and second by Comms. Ann Loffredo and Francis Patnaude the Commission tabled a proposal to amend the Plan of Development to incorporate the Tri town Lamentation Mountain Plan as a special study. Vote was unanimous with Comm. Carl Bolz disqualifying himself. Proponent P & Z Dept.

ITEM 4.1 TABLED PROPOSAL TO AMEND THE PLAN OF DEVELOPMENT TO INCORPORATE THE TRI TOWN LAMENTATION MOUNTAIN PLAN AS A SPECIAL STUDY

On motion and second by Comms. Ann Loffredo and Francis Patnaude the Commission tabled a proposed 162 lot resubdivision with a Special Exception for lot areas and frontage similar to lots within 1,000 feet to be known as The Meadows at Riverbend, Sections IV and V, in the vicinity of Tuttle Road between East and Newfield Streets. Vote was unanimous with Comm. Carl Bolz disqualifying himself. Applicant\agent Tuttle Road Associates\Conklin & Soroka S95-6

ITEM 4.2
TABLED PROPOSED
162 LOT SUBDIVISION
WITH A SPECIAL
EXCEPTION TO BE
KNOWN AS THE
MEADOWS AT RIVER-
BEND, SECTIONS IV
AND V

William Warner explained. On motion and second by Comms. Jennifer Alexander and Ann Loffredo the Commission granted an one year extension of the preliminary approval for the Grata Subdivision located on Country Club Road. Vote was unanimous. Applicant\agent David Roane S88-40

ITEM 4.3
GRANTED ONE YEAR
EXTENSION OF THE
PRELIMINARY
APPROVAL FOR THE
GRATA SUBDIVISION
ON COUNTRY CLUB
ROAD

On motion and second by Comms. Ann Loffredo and Carl Bolz the Commission granted release of the of the cash deposit for The Meadows at Riverbend Subdivision, Sections II and III in accordance with the Public Works memorandum. Vote was unanimous. Applicant\agent Tuttle Road Associates S91-15

ITEM 4.4
GRANTED RELEASE OF
THE CASH DEPOSIT
FOR THE MEADOWS AT
RIVERBEND, SECTIONS
II AND III

William Warner explained. On motion and second by Comms. Ann Loffredo and Stephen Gadomski the Commission granted a two year extension of the preliminary approval for Twin Vane Park. Vote was unanimous. Applicant\agent Municipal Development Office\William M. Kuehn, Jr., Director S89-21

ITEM 4.5
GRANTED A TWO YEAR
EXTENSION OF THE
PRELIMINARY
APPROVAL FOR TWIN
VANE PARK

On motion and second by Comms. Ann Loffredo and Stephen Gadomski the Commission scheduled a public hearing date of October 11, 1995 for a proposed Special Exception for a child care and pre-school facility at 887 Newfield Street. Vote was unanimous. Applicant\agent Aldo Monarca SE95-12

ITEM 5.1
SCHEDULED P.H.
10\11\95 PROPOSED
SPECIAL EXCEPTION
FOR A CHILD CARE
AND PRE-SCHOOL
FACILITY AT 887
NEWFIELD STREET

On motion and second by Comms. Ann Loffredo and Stephen Gadomski the Commission scheduled a public hearing date of September 27, 1995 for a proposed Special Exception for an adaptive re-use

ITEM 5.2
SCHEDULED P.H.
9\27\95 PROPOSED
SPECIAL EXCEPTION

for a residential bed and breakfast and a large assembly\banquet room for meetings and social functions on McCormick Lane and Congdon Street. Vote was unanimous. Applicant\agent James F. Webber SE95-13

FOR AN ADAPTIVE RE-USE FOR A BED AND BREAKFAST AND A LARGE ASSEMBLY\ BANQUET ROOM ON MCCORMICK LANE AND CONGDON STREET

On motion and second by Comms. Ann Loffredo and Stephen Gadomski the Commission scheduled a public hearing date of September 27, 1995 for a proposed two lot subdivision of the Tricon International property located on South Main Street (Rt. 17). Vote was unanimous. Applicant\agent Tricon International\Attorney Michael F. Dowley S95-11

ITEM 5.3
SCHEDULED P.H.
9\27\95 PROPOSED
TWO LOT SUBDIVISION
OF THE TRICON
INTERNATIONAL
PROPERTY ON SOUTH
MAIN STREET

On motion and second by Comms. Ann Loffredo and Stephen Gadomski the Commission scheduled a public hearing date of September 27, 1995 for a proposed Special Exception to convert an existing single family dwelling to a two family dwelling at 67 Chestnut Street. Vote was unanimous. Applicant\ agent Cenfil B. & Sylvia H. Francis SE95-14

ITEM 5.4
SCHEDULED P.H.
9\27\95 PROPOSED
SPECIAL EXCEPTION
TO CONVERT A SINGLE
FAMILY TO A TWO
FAMILY DWELLING AT
67 CHESTNUT STREET

On motion and second by Comms. Ann Loffredo and Stephen Gadomski the Commission scheduled a public hearing date of October 11, 1995 for a proposed Zoning Code text amendment to add Sections 16.07.05, 61.01.54, and 61.02.33 Group Home\ Community Residential Treatment Center. Vote was unanimous. Proponent P & Z Dept. S95-16

ITEM 5.5
SCHEDULED P.H.
10\11\95 PROPOSED
ZONING CODE TEXT
AMENDMENT TO ADD
SECTIONS 16.07.05,
61.01.54, 61.02.33

On motion and second by Comms. Ann Loffredo and Stephen Gadomski the Commission scheduled a public hearing date of September 27, 1995 for a proposed Zoning Map amendment to rezone a piece of property located on Bow Lane from I-3 to R-45. Vote was unanimous. Applicant\agent Anthony Garofalo & Sal Saraceno\Carmen Guiliano Z95-17

ITEM 5.6
SCHEDULED P.H.
9\27\95 PROPOSED
ZONING MAP AMEND-
MENT TO REZONE
PROPERTY ON BOW
LANE FROM I-3 TO
R-45

On motion and second by Comms. Ann Loffredo and Stephen Gadomski the Commission scheduled a public hearing date of October 11, 1995 for a proposed Special Exception for a building material salvage yard to process and recycle concrete, brick,

ITEM 5.7
SCHEDULED P.H.
10\11\95 PROPOSED
SPECIAL EXCEPTION
FOR A BUILDING

asphalt, and stone at the former Feldspar site at 1349 River Road. Vote was unanimous. Applicant agent Martin Ruggiri\John R. Lamberty, Lawyer SE95-15

SALVAGE YARD AT
1349 RIVER ROAD

On motion and second by Comms. Ann Loffredo and Stephen Gadomski the Commission scheduled a public hearing date of September 27, 1995 for a proposed Special Exception for an expansion of Harborpark within the 100 year floodplain in the vicinity of the Wesleyan University Boathouse. Vote was unanimous. Applicant agent City of Middletown Municipal Development Office SE95-16

ITEM 5.8
SCHEDULED P.H.
9\27\95 PROPOSED
SPECIAL EXCEPTION
FOR AN EXPANSION OF
HARBORPARK IN THE
VICINITY OF THE
WESLEYAN UNIVERSITY
BOATHOUSE

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

ITEM 6
P.H. TAPE
RECORDING

William Warner withdrew the proposal. On motion and second by Comms. Ann Loffredo and Stephen Gadomski the Commission accepted withdrawal of a proposal to adopt the proposed Future Land Use Plan as part of the Plan of Development. Vote was unanimous. Proponent P & Z Dept.

ITEM 6.1
WITHDREW PROPOSAL
TO ADOPT PROPOSED
FUTURE LAND USE
AS PART OF THE PLAN
OF DEVELOPMENT

Atty. Michael Dowley explained the proposal. William Warner commented. Discussion ensued. M. Perlstein and D. Drake were in support of the proposal. Comm. Carl Bolz questioned the pool land. M. Perlstein responded. On motion and second by Comms. Stephen Gadomski and Ann Loffredo the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Stephen Gadomski and Carl Bolz the Commission granted final approval of a two lot resubdivision of property known as the Forest Glen Condominiums located off Westlake Drive and Highlands Crescent with the condition that the pool and the clubhouse be removed and that all necessary easements be filed. Vote was unanimous. Applicant agent Forest Glen Associates of Middletown, Inc.\ Atty. Michael F. Dowley PRD II

ITEM 6.2
GRANTED FINAL
APPROVAL OF A TWO
LOT RESUBDIVISION
OF PROPERTY KNOWN
AS THE FOREST GLEN
CONDOMINIUMS
LOCATED OFF
WESTLAKE DRIVE

David Spalding explained the proposal. He will live in the house and operate his office from there. There will not be a secretary nor any staff and a very limited number of clients. Comm. Ann Loffredo questioned group therapy. David Spalding responded that he does not do group therapy. Discussion ensued on parking and the hours of operation. From the public, Ann Osoro, who lives in the neighborhood, is opposed to the conversion of the house to the proposed use. She feels Middletown is overburdened with this use. Comm. Jennifer Alexander questioned Ann Osoro. Comm. Carl Bolz feels conditions should be imposed. R. Cacciolo stated his opposition. A. Redding, President of Hamlin Court Association, stated his concerns. George Souto stated his concerns. David Spalding agreed to any conditions and commented on his clients' backgrounds. Comm. Ann Loffredo questioned plans to restore the home. Comm. Jennifer Alexander questioned renting the property. David Spalding stated that he would not. A motion for approval of a proposed Special Exception to convert an existing residence to a new use as a psychotherapy office and a residence at 206-208 College Street in the ID zone with the condition that the home be for a single provider, have only one employee, and that no group practice take place was made by Comm. Stephen Gadomski and seconded by Comm. Ann Loffredo. Comm. Jennifer Alexander asked for an amendment that it be for only one person and family therapy. The motion as amended carried with Comm. Jennifer Alexander opposed. Applicant\agent David Spalding SE95-11

There was no discussion.

Adjournment was at 11:30 P.M.

Respectfully submitted,

William Warner
Director of Planning

ITEM 6.3
GRANTED A SPECIAL
EXCEPTION TO
CONVERT A RESIDENCE
TO A PSYCHOTHERAPY
OFFICE AND A
RESIDENCE AT 206-
208 COLLEGE STREET

ITEM 7
DISCUSSION
WITH PUBLIC

ITEM 8
ADJOURNMENT