

Chm. Quentin Phipps, Comm. Les Adams, Comm. Barbara Plum, Comm. Catherine Johnson, Comm. Nicholas Fazzino, Comm. Daniel Russo, Comm. Carl Bolz, Comm. Michael Johnson (seated), Comm. Ken McClellan	MEMBERS PRESENT
Comm. Richard Pelletier, 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
The Pledge of Allegiance was recited at 7:00 p.m.	ITEM 1 PLEDGE OF ALLEGIANCE
Roll Call was conducted.	ITEM 2 ROLL CALL
No items were removed from the agenda.	ITEM 3 ITEMS RE- MOVED FROM THE AGENDA AND WHY
David Bauer commented on med cottages for senior living. R. Stefurak commented on med cottages as a good idea.	ITEM 4 PUBLIC COMMENT ON ITEMS
William Warner indicated that the public hearing signs were up as required.	ITEM 5 ZEO SIGN CERTIFICATION
On motion and second by Comms. Daniel Russo and Carl Bolz the Commission moved to change the agenda and deal with Old Business items first.. Vote was unanimous. Atty. Dennis Ceneviva explained the issue. On motion and second by Comms. Barbara Plum and Les Adams the Commission approved a request for reapproval of the three (3) lot DelFavero Designs, LLC subdivision located at 42 Middlefield Street. Vote was unanimous. Applicant/agent Atty. Dennis Ceneviva S2009-2	ITEM 7.1 APPROVED A REQUEST FOR REAPPROVAL OF THE THREE (3) LOT DEL- FAVERO DE- SIGNS, LLC SUBDIVISION LOCATED AT 42 MIDDLE- FIELD STREET
Atty. Ralph Wilson explained the issue that the mylar had not been filed within the ninety (90) day time period. On motion and second	ITEM 7.2 APPROVED A

by Comms. Barbara Plum and Les Adams the Commission approved a request for reapproval of the two (2) lot 693 Saybrook Road, LLC Subdivision located on Coe Avenue near the intersection with Saybrook Road, adjacent to Rt. 9 and abutting The Village at South Farms. Vote was unanimous. Applicant/agent Atty; Ralph Wilson S2008-4

REQUEST FOR REAPPROVAL OF THE TWO (2) LOT 693 SAYBROOK ROAD, LLC SUBDIVISION LOCATED ON COE AVENUE NEAR THE INTERSECTION WITH SAYBROOK ROAD, ADJACENT TO RT. 9 AND ABUTTING THE VILLAGE AT SOUTH FARMS

Robert Whitney explained the proposal and indicated that no development is proposed. Comm. Ken McClellan requested clarification that there are no plans for development at this time. Robert Whitney concurred and indicated that the proposal was simply to dissolve a partnership. No one from the public spoke. On motion and second by Comms. Barbara Plum and Nicholas Fazzino the Commission granted final approval of a two (2) lot resubdivision of the property of No. 8 Country Club Associates located on the south side of Country Club Road and to the west of Partridge Lane. Vote was unanimous. Applicant/agent Robert E. Whitney, Jr. for No. 8 Country Club Associates S2010-3

ITEM 6.1 GRANTED FINAL APPROVAL OF A TWO (2) LOT RESUBDIVISION OF THE PROPERTY OF NO. 8 COUNTRY CLUB ASSOCIATES LOCATED ON THE SOUTH SIDE OF COUNTRY CLUB ROAD AND TO THE WEST OF PARTRIDGE LANE

James Sakonchick explained the proposal to divide the land to deed a fifty-two (52) acre parcel to the U.S. Army for conservation. Comm. Catherine Johnson questioned the lot lines. James Sakonchick explained the remaining thirty-three (33) acre parcel. Comm. Barbara Plum questioned the subdivision. Discussion ensued on the lot layout. William Warner explained. From the public, Arline Rich spoke in support. J. Gianetti questioned the northern extent. James Sakonshick clarified. B. Hawkins wished the horse farm was larger and had concerns about pesticide use to control invasives. R. Manthay commented on fill from Cucia Park. Comm. Les Adams questioned environmental studies. William Warner responded. Comm. Catherine Johnson requested that the well be located on the subdivision map. James Sakonchick responded. On motion and second by Comms. Barbara Plum and Les Adams the

ITEM 6.2 GRANTED FINAL APPROVAL OF A THREE (3) LOT RESUBDIVISION OF THE PROPERTY OF MIDDLE BOARDMAN ASSOCIATES, LP, LOCATED AT 218 BOARDMAN LANE, ON THE

Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Barbara Plum and Les Adams the Commission granted final approval of a three (3) lot resubdivision of the property of Middle Boardman Associates, LP, located at 218 Boardman lane, on the north side across from the intersection with Bell Street with a friendly amendment that the location of the well be indicated on the subdivision plan and that all departmental comments be addressed. Vote was unanimous. Applicant/agent Middle Boardman Assoc. Limited Partnership/Joel Green, Esq. S2010-4

NORTH SIDE A-CROSS FROM THE INTER-SECTION WITH BELL STREET

On motion and second by Comms. Catherine Johnson and Les Adams the Commission tabled a proposed Site Plan Review to construct a 9,690 sq. ft. addition to the GHQ, Inc. building located at 33 Anderson Road, on the north side near the Middlefield town line. Applicant/agent GHQ, Inc. SPR2010-157

ITEM 8.1
TABLED A PROPOSED SITE PLAN REVIEW TO CONSTRUCT A 9,690 SQ. FT. ADDITION TO THE GHQ, INC. BUILDING LOCATED AT 33 ANDERSON ROAD, ON THE NORTH SIDE NEAR THE MIDDLEFIELD TOWN LINE

J. Gagnon commented.

ITEM 9
PUBLIC COMMENT ON TOPICS

On motion and second by Comms. Barbara Plum and Nicholas Fazzino the Commission approved the minutes of the September 8, 2010 regular meeting. Vote was unanimous.

ITEM 10.1
APPROVED THE MINUTES OF THE 9/8/10 REGULAR MEETING

Bruce Driska commented on his report. Chm. Quentin Phipps, Comm. Barbara Plum, Comm. Nicholas Fazzino, and Comm. Carl Bolz questioned items on the report. Discussion ensued on Formatron.

ITEM 10.2
ZEO REPORT

Comm. Michael Johnson explained the Budget Subcommittee Report and moved for proposal. Comm. Catherine Johnson seconded. Comm. Barbara Plum indicated that she is uncomfortable with purchase cards. Chm. Quentin Phipps agreed. Comm. Michael Johnson clarified on copies for the Subcommittee. William Warner agreed. Lengthy discussion ensued. A friendly amendment was offered to eliminate Item

ITEM 10.3
OTHER COMMISSION AFFAIRS

#2 and to state that request for copies will be delivered to staff two (2) business days prior. The proposal is to be discussed with staff on October 27, 2010 for full commission action. The motion as amended passed unanimously.

On motion and second by Comms. Barbara Plum and Nicholas Fazzino the Commission adjourned the meeting at 8:44 p.m. Vote was unanimous.

ITEM 11
ADJOURNMENT

Respectfully submitted,

William Warner
Director