

PLANNING AND ZONING COMMISSION REGULAR MEETING SEPTEMBER 24, 2008, 7:00 P.M. PAGE 1 OF 5

Chw. Barbara Plum, Comm. Les Adams, Comm. James Fortuna, Comm. Deborah Kleckowski, Comm. Cynthia Jablonski, Comm. Catherine Johnson, Comm. Matthew Lesser (seated for Comm. Richard Pelletier), Comm. Quentin Phipps (7:35 p.m.)

MEMBERS
PRESENT

Comm. Richard Pelletier, Comm. Ronald Borelli, Mayor Sebastian Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
ABSENT

William Warner, Director, Matthew Dodge, Planning Environmental Specialist, 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

There was no discussion.

ITEM 2
DISCUSSION
WITH PUBLIC

Chw. Barbara Plum indicated that the Commission would conduct Old and New Business, Minutes, ZEO Report and Commission Affairs first and that Item #3.1 would be tabled as not all the information has been gathered. On motion and second by Comms. James Fortuna and Deborah Kleckowski the Commission approved a request for reduction of the cash bond to \$25,000 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 4.1
APPROVED A
REQUEST FOR
REDUCTION OF
THE CASH BOND
FOR PHASE II OF
THE COUNTRY
HILL SUB-
DIVISION LO-
CATED OFF
EAST STREET

William Krame explained the prior approvals and the plans to get water to the property. Westfield Fire Marshal Art Higgins commented on the water and the bond amount. Comm. Matthew Lesser questioned the consequences of intermunicipal agreements and the conditions of giving forty-six (46) acres of open space to the City. Comm. Catherine Johnson questioned why the Commission could not see the agreement on the open space restrictions. On motion and second by Comms. James Fortuna and Les Adams the Commission granted final approval of The Estates at Pistol Creek Subdivision located off Atkins Street with the condition that: 1) all departmental comments be addressed; and 2) a cash bond in the amount of \$440,000 be posted. Vote was unanimous. Applicant/agent Pistol Creek Associates, LLC/William G. Krame S2006-8

ITEM 4.2
GRANTED FINAL
APPROVAL OF
THE ESTATES AT
PISTOL CREEK
SUBDIVISION
LOCATED OFF
ATKINS STREET

On motion and second by Comms. James Fortuna and Les Adams the Commission scheduled a public hearing date of October 8, 2008 for Chapter 9 Promoting Commercial/Industrial Growth of the Plan

ITEM 5.1
SCHEDULED P.H.
10/8/08 CHAPTER

of Conservation and Development. Vote was unanimous.

9 PROMOTING
COMMERCIAL/
INDUSTRIAL
GROWTH OF
THE PLAN OF
DEVELOPMENT

On motion and second by Comms. Matthew Lesser and James Fortuna the Commission scheduled a public hearing date of October 8, 2008 for a proposed Special Exception to construct a two (2) family dwelling on a lot with less than one hundred (100) feet of frontage at 29 Magnolia Avenue. Vote was unanimous. Applicant/agent Chatham Construction, LLC/Ken McGahee SE2008-9

ITEM 5.2
SCHEDULED P.H.
10/8/08 FOR A
PROPOSED
SPECIAL EXCEP-
TION TO CON-
STRUCT A TWO
(2) FAMILY ON
A LOT WITH
LESS THAN ONE
HUNDRED (100)
FEET OF FRON-
TAGE AT 29
MAGNOLIA
AVENUE

On motion and second by Comms. Les Adams and James Fortuna the Commission scheduled a public hearing date of October 8, 2008 for a proposed one (1) lot resubdivision of the property of Andrew Chiaravallo & Bonnie Scheidler, Trustees located on the west side of Higby Road and north of Sisk Street. Vote was unanimous. Applicant/agent Andrew Chiaravallo & Bonnie Scheidler, Trustees/Pat Benjamin, Bascom & Benjamin S2008-3

ITEM 5.3
SCHEDULED P.H.
10/8/08 FOR A
PROPOSED ONE
(1) LOT RESUB-
DIVISION OF THE
PROPERTY OF
ANDREW CHIAR-
AVALLO & BON-
NIE SCHEIDLER,
TRUSTEES LO-
CATED ON THE
WEST SIDE OF
HIGBY ROAD
AND NORTH OF
SISK STREET

The following correction was noted: On Page 2, under Item #3.2, change "fifty (50) feet" to "five hundred (500) feet" near the bottom of the page. On motion and second by Comms. James Fortuna and Les Adams the Commission approved the minutes of the September 10, 2008 regular meeting as amended. Vote was unanimous.

ITEM 6.1
APPROVED THE
MINUTES OF
THE 9/10/08
MEETING AS
AMENDED

On motion and second by Comms. James Fortuna and Deborah Kleckowski the Commission accepted the Zoning Enforcement Officer's Report. Vote was unanimous.

ITEM 6.2
ACCEPTED THE
ZEO REPORT

Comm. Catherine Johnson explained the report of the Legislative Smart Growth Economic Development Subcommittee and the issues with the development approval. Discussion ensued. Comm. Quentin Phipps entered the meeting at 7:35 p.m.

ITEM 6.3
COMMISSION
AFFAIRS

On motion and second by Comms. James Fortuna and Les Adams the Commission tabled 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 to be known as Acheson Woods II. Vote was unanimous. Applicant/agent Gibraltar Transcontinental Assurance Company LTD SE2008-6

ITEM 3.1
TABLED 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

William Warner presented the proposed update to Chapter 6 of the Plan of Conservation and Development. Comm. Matthew Lesser questioned the information in the mail-out packet. From the public, Beth Emery questioned if Chapter 6 only dealt with population numbers. William Warner responded to the comments. Eleanor Kelsey expressed her concerns with Chapter 6. Joe Muchi questioned the public hearing sign for Jackson Street. Jeffrey Pierce voiced his concerns with Chapter 6. Arline Rich of Westfield Residents Association commented on specific text changes. Beth Emery commented on public health concerns. Lawrence Buck expressed his concerns with Chapter 6. Brett Hasbrouck expressed his concerns with Chapter 6. Eleanor Kelsey voices additional concerns. On motion and second by Comms. James Fortuna and Matthew Lesser the Commission closed the public hearing. Vote was unanimous. A motion to adopt the update of Chapter 6 Future Residential Growth of the Plan of Conservation and Development was made by Comm. Matthew Lesser and seconded by Comm. James Fortuna. Comm. Matthew Lesser commented on the public concerns as well as

ITEM 3.2
CLOSED P.H.
FOR A PRO-
POSED UP-
DATE TO
CHAPTER 6
FUTURE
RESIDENTIAL
GROWTH OF
THE PLAN OF
CONSER-
VATION AND
DEVELOP-
MENT AND
PLACED THE
ITEM UNDER
OLD BUSINESS
AT THE NEXT
MEETING

zoning for the Downtown Village District and supports the Westfield Residents Association comments. Comm. Catherine Johnson agreed with the public comments and would like to have all plans and maps be of a large scale and felt that the previous study needs to be corrected. Comm. Catherine Johnson indicated that she would like a analysis be done to see if the R-45 and R-60 zones can actually be built on. William Warner responded to the comments and asked how the Commission would like to proceed with the revisions and amendments. Comm. Deborah Kleckowski indicated she would like to table the motion and have a subcommittee work on this further. Comm. Matthew Lesser didn't think a subcommittee was necessarily warranted. Discussion ensued. Comm. Matthew Lesser withdrew the motion. William Warner questioned the Commission on what they want to do for the next chapters and what is the framework. Discussion ensued. Comm. Catherine Johnson commented on her previous ideas about workshops. William Warner indicated it is not clear how the Commission wants to proceed. Comm. Catherine Johnson commented further on the process. Comm. Matthew Lesser expressed concerns regarding the public comment process. Comm. Catherine Johnson felt the Commission should continue as planned, consolidate the information and make edits to the maps. Comm. Quentin Phipps felt it would be fiscally irresponsible of the Commission to start from the beginning and noted that the Plan of Conservation and Development is a working document. Comm. Matthew Lesser questioned if the Commission should have workshops as scheduled and then combine multiple chapters into public hearings until the end. Comm. Deborah Kleckowski explained the options. Comm. Catherine Johnson felt it would not be fiscally irresponsible. Chw. Barbara Plum requested clarification from Comm. Deborah Kleckowski. Discussion ensued. Chw. Barbara Plum asked how the Commission wished to proceed. Comm. Les Adams commented on the process and the gathering of ideas. Comm. Catherine Johnson proposed that the writing of the Plan of Conservation and Development be done by more than one person. Comm. Quentin Phipps questioned if the comments would go on the record. Comm. Matthew Lesser agreed with Comm. Quentin Phipps. Comm. Les Adams commented on the drafting of the Plan of Conservation and Development. Chw. Barbara Plum questioned if the Commission would need to send their comments back out to the organizations that have already been presented to. Discussion ensued. On motion and second by Comms. Catherine Johnson and Matthew Lesser the Commission tabled a proposed update of Chapter 6 Future Residential Growth of the Plan of Conservation and Development. Vote was unanimous. Proponent P&Z Comm.

Lawrence Buck commented. Comm. Matthew Lesser spoke on the

ITEM 8

proposed Army Reserve Training Center and wished to introduce a resolution for the Planning and Zoning Commission to promote Cucia Park for the site. Arline Rich of Westfield Residents Association indicated that the meeting to be held on September 30, 2008 has been moved to the Council Chambers at 7:00 p.m. Comm. Deborah Kleckowski asked William Warner to draft a letter from the Planning and Zoning Commission to promote Cucia Park. A motion to add this item to the agenda for the October 8, 2008 meeting was made by Comm. Matthew Lesser and seconded by Comm. Les Adams. Comm. Catherine Johnzon commented regarding the motion. Comm. Quentin Phipps endorsed the Cucia Park site. Westfield Fire Marshal Art Higgins discussed the State of Connecticut blasting regulations. Comm. Matthew Lesser read a resolution into the record. The motion passed with Chw. Barbara Plum, Comm. Les Adams, Comm. James Fortuna and Comm. Deborah Kleckowski in favor, Comm. Catherine Johnson opposed and Comm. Cynthia Jablonski abstaining.

DISCUSSION

On motion and second by Comms. James Fortuna and Deborah Kleckowski the Commission adjourned the meeting at 10:20 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

Matthew Dodge
Planning/Environmental Specialist