

PLANNING AND ZONING COMMISSION REGULAR MEETING OCTOBER 10, 2007, 7:00 P.M. PAGE 1 OF 3

Chw. Barbara Plum, Comm. Carl Bolz, Comm. James Fortuna, Comm. Andrew Rak, Comm. Cynthia Jablonski, Comm. Deborah Kleckowski, Comm. Les Adams, Comm. Ronald Borelli, Comm. Quentin W. Phipps, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS  
PRESENT

Comm. John Pieper, Mayor Sebastian N. Giuliano, Ex-Officio

MEMBERS  
ABSENT

Matt Dodge, Planning Environmental Specialist

STAFF

There were approximately ten (10) 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

Robert Stefurak had questions regarding the variance for Item #3.1

ITEM 2  
DISCUSSION  
WITH PUBLIC

Christopher Conklin presented the proposal. Comm. Carl Bolz had questions regarding the sight lines and what speed they were based on. Christopher Conklin indicated that he was not sure exactly but Police Officer Craig Elkin signed off on it. No one from the public spoke. On motion and second by Comms. Andrew Rak and Carl Bolz the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Andrew Rak and James Fortuna the Commission granted final approval of a two (2) lot resub-division of the property of Andre Blaszyzcinski located on the east side of Atkins Street and north of Old Farms West. Vote was unanimous. Applicant/agent Andre Blaszyzcinski/Conklin & Soroka, Inc. S2007-5

ITEM 3.1  
GRANTED  
FINAL AP-  
PROVAL OF  
A TWO (2)  
LOT RESUB-  
DIVISION OF  
THE PROPERTY  
OF ANDRE  
BLASZYCINSKI  
LOCATED ON  
THE EAST SIDE  
OF ATKINS  
STREET AND  
NORTH OF OLD  
FARMS WEST

On motion and second by Comms. Carl Bolz and Ron Borelli the Commission tabled a proposed two (2) lot resubdivision of the property of Gregory and Suzanne Eckart located on the west side of Arbutus Street and north of Thimble Rock Road. Vote was unanimous. Applicant/agent Gregory and Suzanne Eckart S2007-6

ITEM 3.2  
TABLED A PRO-  
PROPOSED TWO  
(2) LOT RESUB-  
DIVISION OF THE  
PROPERTY OF  
GREGORY AND  
SUZANNE  
ECKART LO-  
CATED ON THE  
WEST SIDE OF  
ARBUTUS  
STREET AND

NORTH OF  
THIMBLE ROCK  
ROAD

On motion and second by Comms. Carl Bolz and Ron Borelli the Commission tabled a proposed Site Plan Review to demolish the former Middletown Press building located at the corner of Main and Union Streets and to construct a new building for a restaurant, offices and a pharmacy with a Special Exception for a drive-thru due to an improper public hearing sign. Vote was unanimous. Applicant/agent Centerplan Development, LLC/Ralph E. Wilson SE2007-16

ITEM 3.3  
TABLED A PROPOSED SITE PLAN REVIEW TO DEMOLISH THE FORMER MIDDLETOWN PRESS BUILDING LOCATED AT THE CORNER OF MAIN AND UNION STREETS AND TO CONSTRUCT A NEW BUILDING FOR A RESTAURANT, OFFICES, AND A PHARMACY WITH A SPECIAL EXCEPTION FOR A DRIVE-THRU

Atty. Robin Messier Pearson presented the proposal. Henry Withers, CR3, explained the landscaping plan and submitted a 8 ½ x 11 plan with revisions into the record. Henry Withers showed the lamp on the original plan, which was previously approved. Chw. Barbara Plum questioned the lack of a sign on the plan as well as the lighting plan. Atty. Robin Messier Pearson Pearson indicated that there is only one light, which is on the plan. Comm. Ron Borelli noted that the larger drawing did show a sign. Atty. Robin Messier Pearson indicated that the location was approved, that there was no specific sign approved and that the applicant would be going through the proper channels to get the sign approved. Comm. Andrew Rak questioned if there were any departmental comments. Matt Dodge indicated no. Comm. Carl Bolz indicated he would like to see departmental comments. On motion and second by Comms. Carl Bolz and Andrew Rak the Commission continued a request for modification to the Special Exception approval for Nohl Crest III located off George Street with regards to a change in the entrance design from a two lane to a landscaped boulevard entrance to the next meeting. Vote was unanimous. Applicant/agent Shipman, Sosensky, Randich & Marks, LLC/Atty. Robin Messier Pearson SE2003-7

ITEM 4.1  
CONTINUED  
A REQUEST FOR MODIFICATION TO THE SPECIAL EXCEPTION APPROVAL FOR NOHL CREST III LOCATED OFF GEORGE STREET WITH REGARDS TO A CHANGE IN THE ENTRANCE DESIGN FROM A TWO LANE TO A LANDSCAPED BOULEVARD ENTRANCE

Matt Dodge indicated the following: 1) In 1995 the State indicated they would give the city the property; 2) Governor Jodi Rell wanted to combine Long Lane and Connecticut Valley Hospital and would not release the property to the city but the consolidation never happened; 3) The Department of Children's Services owns the property and the city wants to take it off their hands. They would possibly use it for group homes but group homes are not favorable in that location or for the local community; 4) The Plan of Development indicates that the parcel is to be used for passive recreation and there are many possibilities due to its location; and 5) Wesleyan University has agreed to deed the property to the city. Comm. Ron Borelli questioned how large the parcel is. Matt Dodge indicated forty (40) acres. Discussion ensued. On motion and second by Comms. Carl Bolz and James Fortuna the Commission approved acquisition of property located between Long Lane, Wadsworth Street, and Long Hill Road from the State for open space. Vote was unanimous.

ITEM 5.1  
ACQUISITION  
OF PROPERTY  
LOCATED BE-  
TWEEN LONG  
LANE, WADS-  
WORTH STREET  
AND LONG  
HILL ROAD  
FROM THE  
STATE FOR  
OPEN SPACE

On motion and second by Comms. Carl Bolz and Andrew Rak the Commission approved the minutes of the September 26, 2007 regular meeting. Vote was unanimous.

ITEM 6.1  
APPROVED  
THE MINUTES  
OF THE 9/26/07  
REGULAR  
MEETING

There was no discussion.

ITEM 8  
DISCUSSION

On motion and second by Comms. James Fortuna and Andrew Rak the Commission adjourned the meeting at 7:45 p.m. Vote was unanimous.

ITEM 9  
ADJOURNMENT

Respectfully submitted,

Matthew Dodge  
Planning Environmental Specialist