

PLANNING AND ZONING COMMISSION REGULAR MEETING OCTOBER 12,
2011, 7:00 P.M. PAGE 1 OF 4

Chm. Quentin Phipps, Comm. Barbara Plum, Comm. Catherine Johnson,
Comm. Nicholas Fazzino, Comm. Ken McClellan (seated), Comm. Carl
Bolz (seated) , Comm. Michael Johnson (seated)

MEMBERS
PRESENT

Comm. Les Adams, Comm. Richard Pelletier, Comm. Daniel Russo,
Mayor Sebastian Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier,
Ex-Officio,

MEMBERS
ABSENT

Michiel Wackers, Deputy Director

STAFF

There were twelve (12) members of the public present. There is a word
for word DVD recording of the meeting on file and available in the
Planning Office and the Russell Library.

PUBLIC

The Pledge of Allegiance was recited at 7:03 p.m.

ITEM 1
PLEDGE OF
ALLEGIANCE

Roll Call was conducted.

ITEM 2
ROLL CALL

On motion by Comms. Nicholas Fazzino and Barbara Plum the
Commission changed 8.2 to read 'Request for G.S. 8-24 Review' and
delete 'Design Guidelines'.

ITEM 3
ITEMS RE-
MOVED FROM
THE AGENDA
AND WHY

Steve Devoto asked that the Planning and Zoning Commission ask that
Item 7.5 'Request for modification of the Site Plan approval to change the
front elevation for the Shiloh Christian Church' be referred to the Design
Review and Preservation Board for review.

ITEM 4
PUBLIC
COMMENTS

Eric King also spoke about Item 7.5 and asked that no review be
undertaken by the Design Review and Preservation Board. Comm.
Quentin Phipps suspended the rules to allow questions. Comm. Nicholas
Fazzino asked who was responsible for the loss of architectural items.
Eric King responded that the developer was responsible. Comm. Quentin
Phipps reestablished the rules.

There were no Public Hearing items.

ITEM 5
ZEO SIGN
CERTIFICATION

There were no Public Hearing items.

ITEM 6
PUBLIC
HEARINGS

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On motion and second by Comms. Barbara Plum and Nicholas Fazzino the Commission approved a request for release of cash bond for the medical buildings located at 400 Saybrook Road. Vote was unanimous. Applicant/agent Medical Development Associates SE2002-5

ITEM 7.1
APPROVED A
REQUEST FOR
RELEASE OF A
CASH BOND FOR
THE MEDICAL
BUILDINGS
LOCATED AT
SAYBROOK
ROAD

On motion and second by Comms. Barbara Plum and Carl Bolz the Commission approved a request for release of the cash bond for the Savard Subdivision located off River Road. Vote was unanimous. Applicant/agent Edward Savard S89-16

ITEM 7.2
APPROVED A
REQUEST FOR
RELEASE OF A
CASH BOND FOR
THE SAVARD
SUBDIVISION
LOCATED OFF
RIVER ROAD

On motion and second by Comms. Barbara Plum and Ken McClellan the Commission approved a request for release of the cash bond for the KLEEN energy project located on River Road. Vote was unanimous.

ITEM 7.3
APPROVED A
REQUEST FOR
RELEASE OF A
CASH BOND FOR
KLEEN ENERGY
PROJECT
LOCATED ON
RIVER ROAD

On motion by Comms. Ken McClellan and Barbara Plum the Commission approved a request to re-approve a previously approved plan for 14,400 square feet of medical office and expand building by 5,600 square feet located at 400 Saybrook Road with a friendly amendment regarding the 2002 traffic comment. Comm./ Nicholas Fazzino requested an update on water/sewer. Vote was unanimous. Applicant/agent Greg Chere SE2002-5

ITEM 7.4
REAPPROVED A
PREVIOUSLY
APPROVED PLAN
FOR 14,000 SQ.
FT. OF MEDICAL
OFFICES AND
EXPAND
BUILDING BY
5,600 SQ. FT
LOCATED AT 400
SAYBROOK RD

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Pastor Hilton and Eric King explained the proposal. Comm. Catherine Johnson questioned the comment that the Planning and Zoning Commission review did not windows. Michiel Wackers clarified. Comm. Carl Bolz asked that this item be referred to the Design Review and Preservation Board. On motion by Comms. Ken McClellan and Nicholas Fazzino the Commission approved the request for modification of the Site Plan approval to change the front elevation for the Shiloh Christian Church located at 693 Saybrook Road. Applicant/agent Greg Chere S2008-4

ITEM 7.5
APPROVED A
REQUEST FOR
MODIFICATION
OF THE SITE
PLAN APPROVAL
TO CHANGE THE
FRONT ELEVA-
TION FOR THE
SHILOH CHRIS-
TIAN CHURCH
LOCATED AT 693
SAYBROOK RD

On motion and second by Comms. Michael Johnson and Barbara Plum the Commission gave an affirmative G.S. 8-24 Review for the renovations of the former St. Sebastian's School located at 61 Durant Street to address code compliance and other issues. Vote was unanimous. Applicant/agent City of Middletown

ITEM 8.1
GAVE AN
AFFIRMATIVE
G.S. 8-24 REVIEW
FOR THE RENO-
VATIONS OF THE
FORMER ST.
SEBASTIAN'S
SCHOOL LOCA-
TED AT 61
DURANT STREET
TO ADDRESS
CODE COM-
PLIANCE AND
OTHER ISSUES

On motion and second by Comms. Carl Bolz and Barbara Plum the Commission gave an affirmative G.S. 8-24 Review for the construction of locker rooms at the Middletown High School on LaRosa Lane. Vote was unanimous. Applicant/agent City of Middletown

ITEM 8.2
GAVE AN
AFFIRMATIVE
G.S. 8-24 REVIEW
FOR THE CON-
STRUCTION OF
LOCKER ROOMS
AT THE MIDDLE-
TOWN HIGH
SCHOOL ON
LAROSA LANE

No public comment

ITEM 9
PUBLIC
COMMENT

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On motion and second by Comms. Barbara Plum and Ken McClellan the Commission approved with changes the minutes of the September 14, 2011 regular meeting. Vote was unanimous.

ITEM 10.1
MINUTES

Comm. Quentin Phipps commended the Middletown High School students attending tonight's meeting.

ITEM 10.2
OTHER
COMMISSION
AFFAIRS

On motion and second by Comms. Carl Bolz and Nicholas Fazzino the Commission adjourned the meeting at 7:50 PM. Vote was unanimous.

ITEM 11
ADJOURNMENT

Respectfully submitted,

Michiel Wackers
Deputy Director