

Chair Richard Pelletier, Comm. Barbara Plum, Comm. James Fortuna, Comm. Deborah Kleckowski, Comm. Catherine Johnson, Comm. Les Adams, Comm. Carl Bolz, Comm. Quentin Phipps, Comm. Nicholas Fazzino

MEMBERS  
PRESENT

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

MEMBERS  
ABSENT

William Warner, Director

STAFF

There were seven (7) 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 Alliance was recited at 7:04 p.m.

ITEM 1  
PLEDGE OF  
ALLIANCE

Roll Call was conducted by Comm. James Fortuna.

ITEM 2  
ROLL CALL

No items were removed from the agenda.

ITEM 3  
ITEMS RE-  
MOVED FROM  
THE AGENDA  
AND WHY

Atty. Ralph Wilson commented on the blasting issue and his house, thanked the commission and indicated that his case had been settled.

ITEM 4  
PUBLIC  
COMMENT ON  
ITEMS

There were no Public Hearing Items.

ITEM 5  
ZEO SIGN  
CERTIFICATION

There were no Public Hearing Items.

ITEM 6  
PUBLIC  
HEARINGS

Atty. Michael Zizka explained the request for the extension, explained state law and commented on the current economic climate. On motion and second by Comms. Barbara Plum and Les Adams the Commission approved a request for a five (5) year extension of the Site Plan approval for the Newfield Street multi-family dwelling project located on the eastern side of Newfield Street, generally across from the intersection with Congdon Street. Vote was unanimous. Applicant/agent Murtha Cullina LLP/Atty. Michael A. Zizka SE2003-15

ITEM 7.1  
APPROVED A  
REQUEST FOR A  
FIVE (5) YEAR  
EXTENSION OF  
THE SITE PLAN  
APPROVAL FOR  
THE NEWFIELD  
STREET MULTI-  
FAMILY DWEL-

LING PROJECT  
LOCATED ON  
THE EASTERN  
SIDE OF NEW-  
FIELD STREET,  
GENERALLY  
ACROSS FROM  
THE INTER-  
SECTION WITH  
CONGDON  
STREET

On motion and second by Comms. Carl Bolz and Barbara Plum the Commission scheduled a public hearing date of October 28, 2009 for a proposed Special Exception for a non retail use at 100 Main Street and a request for a waiver of the parking requirements. Vote was unanimous. Applicant/agent P.J.C. Co., Inc. SE2009-10

ITEM 8.1  
SCHEDULED P.H.  
10/28/09 FOR A  
PROPOSED  
SPECIAL EX-  
CEPTION FOR  
A NON RETAIL  
USE AT 100  
MAIN STREET  
AND A RE-  
QUEST FOR A  
WAIVER OF THE  
PARKING RE-  
QUIREMENTS

M. Sokolski explained the request. On motion and second by Comms. Barbara Plum and Les Adams the Commission approved a request for G.S. 14-54 Location Approval for a general repairer's license at the former Speedy Muffler (Monroe Muffler) facility located at 966 Washington Street. Vote was unanimous. Applicant/agent CTL SEVEN LLC

ITEM 8.2  
APPROVED A  
REQUEST FOR  
G.S. 14-54 LO-  
CATION AP-  
PROVAL FOR A  
GENERAL RE-  
PAIRER'S LI-  
CENSE AT THE  
FORMER SPEEDY  
MUFFLER (MON-  
ROE MUFFLER)  
FACILITY LO-  
CATED AT 966  
WASHINGTON  
STREET

William Warner commented. Items discussed were as follows: We are Standing on the threshold of a mass geriatric society. 1) Rail/Bus - start with bus service to train stations. Can freight lines be used for passenger trains? Second shift bus service to major employers bus/industry study (Tom Cheeseman) . These rail lines can simply be "rescued from nature". Aerial photographs reveal Right-of-Ways. The Com-

ITEM 8.3  
PLAN OF CON-  
SERVATION AND  
DEVELOPMENT  
WORKSHOP ON  
TRANSPOR-

mission should have a city sponsored MidState Regional Planning Agency and the Capitol Region Council of Governments discussion about new rail service to Hartford. The Federal Transportation Administration has funds for regional transit (bus to our neighbors). Affordable housing is found in smaller neighboring town. Social services can be linked.

2) Sidewalks – policy: hold city referenda for sidewalk construction.

3) Biking – current six (6) mile system in Westlake but nobody knows how to get on the trail. Thirty-three (33%) percent of the city’s population lives in Westlake. If there is promotion of biking to the downtown, a central facility will be needed to secure parking questions about seasonal maintenance and providing safety in “barren” areas. Multi-use paths mean flat, which is good news for the disabled. Anyone can use them. Future discussions about economic development will ask how is project connected to other modes (bicycle, etc.).

4) Presentation by Comm. Catherine Johnson – northern European countries encourage biking and walking, backed up by policy to provide better infrastructure, because it makes economic sense and lowers health care costs. A healthy society is the goal to first get people to bike to school and shopping. Proposal for a ten (10) mile loop bike route. Center of Middletown: 3x3 miles (except Westlake, where most people live). A loop road tying existing quieter streets together with some sections through wooded city land. It would link grocery stores, schools, and recreational destinations together such as swimming pools.

TATION GUID-  
ING PRINCIPLES

No one from the public spoke.

ITEM 9  
PUBLIC  
COMMENT  
ON TOPICS

The following correction was noted: On Page 1, under Item #8.1, in the first line, change the word “formal” to “format”. On motion and second by Comms. Barbara Plum and James Fortuna the Commission approved the minutes of the September 23, 2009 regular meeting as amended. Vote was unanimous.

ITEM 10.1  
APPROVED THE  
MINUTES OF THE  
9/23/09 REGULAR  
MEETING AS  
AMENDED

No one spoke.

ITEM 10.2  
OTHER COM-  
MISSION  
AFFAIRS

William Warner explained. On motion and second by Comms. Carl Bolz and Deborah Kleckowski the Commission endorsed the application for the Environmental Protection Agency Cleanup Grant for the former Remington Rand building located at 180 Johnson Street. Vote was unanimous.

ITEM 10.3  
ENDORSED THE  
APPLICATION  
FOR THE EPA  
CLEANUP  
GRANT FOR THE  
FORMER REM-  
INGTON RAND

BUILDING LO-  
CATED AT 180  
JOHNSON  
STREET

On motion and second by Comms. James Fortuna and Barbara Plum the Commission adjourned the meeting at 8:37 p.m. Vote was unanimous.

ITEM 11  
ADJOURNMENT

Respectfully submitted,

William Warner, AICP  
Director