

Chm. William Holley III, Comm. Barbara Plum, Comm. James Fortuna, Comm. David Roane, Comm. George Lapadula, Comm. Corrine Dorsey, Comm. Carl Bolz, Comm. Andrew Rak, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
PRESENT

Comm. John Voli, Comm. Stephen Gadowski, Mayor Dominique Thornton, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Director

STAFF

There were approximately fifty members of the public.
There is a word for word tape recording of the meeting on file and available in the Planning Office.

PUBLIC

Chm. William Holley suggested moving Items 2, 2a, 4.4, 4.5, and 4.6 to just before Item 6. William Warner explained the items to be withdrawn or tabled. Comm. Carl Bolz questioned adding items to the agenda.

MOVEMENT OF
ITEMS ON THE
AGENDA

William Warner explained the work that has been completed. Comm. David Roane questioned the Public Works comment. Comm. George Lapadula commented on the Water and Sewer comment. William Warner responded. A motion to release the letter of credit and hold the cash bond was made by Comm. David Roane and seconded by Comm. Barbara Plum. Comm. David Roane commented. Comm. Carl Bolz indicated that the cash bond is being retained and that the amounts of \$112,500 and \$10,000 is enough. Comm. George Lapadula indicated that he is against the Water and Sewer bond. Comm. David Roane questioned Guy Russo, Director of the Water and Sewer Department, on the bond. Guy Russo responded. The motion failed with Chm. William Holley, Comm. Barbara Plum, Comm. Corrine Dorsey, Comm. David Roane in favor and Comms. George Lapadula, James Fortuna and Andrew Rak opposed. A motion to release the letter of credit for The Hunt Club Subdivision located off East Street and retain the cash bond in the amount of \$112,500 was made by Comm. Andrew Rak and seconded by Comm. George Lapadula. The motion passed with Chm. William Holley, Comm. Barbara Plum, Comm. James Fortuna, Comm. George Lapadula, Comm. Corrine Dorsey, Comm. Andrew Rak in favor and Comm. David Roane opposed. Applicant/agent D'Amato Bros. Builders S87-44

ITEM 3.1
APPROVED A RE-
QUEST FOR RE-
LEASE OF THE
LETTER OF
CREDIT FOR
THE HUNT CLUB
SUBDIVISION

Larry Marsiglio distributed revised plans and explained the site plan using a colored plan. He addressed the departmental comments. William Warner commented and recommended approval. A motion to grant Site Plan Approval to construct an office/manufacturing/warehouse on Lot #1 of the Delta Building Industrial Subdivision located at the corner of Bradley and Middle Streets with the condition that all departmental comments be addressed was made by Comm. George Lapadula and seconded by Comm.

ITEM 4.1
GRANTED SITE
PLAN APPROVAL
TO CONSTRUCT
AN OFFICE/
MANUFACTUR-
ING/WAREHOUSE
ON LOT #1 OF THE

James Fortuna. Comm. David Roane supports the proposal. The passed unanimously. Applicant/agent John Sullivan c/o J. Sullivan Properties, LLC/Larry Marsiglio, P.E. S99-12

DELTA BUILD-
ING INDUSTRIAL
SUBDIVISION
LOCATED AT
THE CORNER OF
BRADLEY AND
MIDDLE STREETS

On motion and second by Comms. George Lapadula and James Fortuna the Commission tabled a proposed Site Plan Review for an outpatient cancer treatment facility at the Outpatient Center located at 520-560 Saybrook Road. Vote was unanimous. Applicant/agent Middlesex Hospital/Mark H. Quattro, P.C. SE86-1

ITEM 4.2
TABLED PRO-
POSED SITE PLAN
REVIEW FOR AN
OUTPATIENT CAN-
CER TREATMENT
FACILITY AT THE
OUTPATIENT CEN-
TER LOCATED AT
520-560 SAYBROOK
ROAD

James Sipperly, the Environmental/Planning Specialist, explained the request for G.S. 8-24 Review using a tax map and explained the consistency with the Plan of Development. A motion to give an affirmative G.S. 8-24 Review to acquire the Rizza, Vernlund and Savage properties located on Atkins Street was made by Comm. George Lapadula and seconded by Comm. Barbara Plum. The motion passed unanimously. Applicant/agent City of Middletown Conservation Commission

ITEM 4.3
GAVE AN AF-
FIRMATIVE G.S.
8-24 REVIEW TO
ACQUIRE THE
RIZZA, VERNLUND
AND SAVAGE
PROPERTIES LO-
CATED ON AT-
KINS STREET

On motion and second by Comms. George Lapadula and James Fortuna the Commission accepted withdrawal of a proposed thirty-nine (39) lot resubdivision with a Special Exception for open space cluster development of the property of Tina Tomasetti located at 99 East Street to be known as Saddle Hill. Vote was unanimous. Applicant/agent The Ravenswood Company, LLC/Conklin & Soroka, Inc. S2000-15

ITEM 5.1
ACCEPTED WITH-
DRAWAL OF A
PROPOSED
THIRTY-NINE
LOT RESUB-
DIVISION WITH
A SPECIAL EX-
CEPTION FOR
OPEN SPACE
CLUSTER
DEVELOPMENT
OF THE PRO-
PERTY OF TINA
TOMASETTI LO-
CATED AT 99
EAST STREET
TO BE KNOWN
AS SADDLE HILL

Chm. William Holley explained that there would be no sign up

ITEM 5.3

sheet and asked that all respect each other's opinion. R. Wilson commented on his desire to keep undesirable uses out of the Maromas area. He recognizes the historical I-3 zoning but doesn't want junkyards, solid waste facilities. R. Wilson feels recreational trails, research and development, high tech telecom and corporate office is acceptable and is looking for acceptable industrial development. Don Biondi, Northeast Utilities, is opposed to the proposal and feels it is inconsistent with the existing and proposed plan and supports reconsideration of allowed uses in the I-3 zone. Chm. William Holley and Comm. David Roane questioned Don Biondi on proposed uses, offices, high tech, etc. Don Biondi indicated that he was in support. E. Holder supports a moratorium and the need to carefully study the area. Philip Armetta spoke in opposition to the zone change and spoke regarding his investment in and acquisition of the former Feldspar property. He indicated that he has invested several hundreds of thousands of dollars and commented on the sewer line. Philip Armetta indicated that the parcel he acquired was zoned industrial for over forty years and he relied upon that. He spoke against a proposed moratorium and indicated that he has had discussions with potential users. Chm. William Holley commented and questioned if there were any existing applications. William Warner responded. Chm. William Holley questioned if Philip Armetta had indicated that he is open to new uses such corporate office. Philip Armetta responded on there being too many regulations and moratoriums. He publicly stated that he has no interest in junkyards or solid waste facilities. Comm. David Roane questioned Philip Armetta on if it would be a financial burden on him and if he is opposed to residential. Philip Armetta responded on the negative impacts of a moratorium. Stanley Newman stated that he is opposed to any use which would impact the Maromas area. Councilman Gerald Daley provided clarification on the I-3 Study Committee and stated there is no intention to infringe on the Planning and Zoning Commission authority. He is opposed to the specific proposal to rezone to the R-60 Residential zone, is open to modifications to the I-3 zone to eliminate some use and allow for others and is opposed to the moratorium concept. Councilman Gerald Daley feels that if a moratorium is needed, it shouldn't include site plan approvals. Chm. William Holley commented on the need for better communication. Comm. Carl Bolz questioned if the Mayor's committee would present their findings to the Planning and Zoning Commission. Councilman Gerald Daley agreed to present the findings to the Commission. Comm. Andrew Rak questioned the timing of the next meeting. Councilman Daley indicated that it has not yet been determined. David Titus, President of the Audobon Society, supports "clean" development and read some Department of Environmental Protection comments faxed to him on January 28, 2000 into the record. Comm. David Roane questioned David Titus, who indicated that he is opposed to the R-60 zoning. Comm. Barbara Plum questioned the Riverfront zoning. William Warner responded. Noreen O'Connell read a prepared statement into the record regarding previous I-3 zone amendments and proposed charter changes. She feels the I-3

CONTINUED P.H.
FOR A PROPOSED
ZONING MAP A-
MENDMENT TO
REZONE THE I-3
SPECIAL INDUS-
TRIAL ZONE IN
THE MAROMAS
SECTION OF THE
THE CITY IN THE
VICINITY OF
PRATT & WHIT-
NEY AIRCRAFT
TO R-60 RURAL
RESIDENTIAL

zone should be rewritten. Guy Russo commented on the history of the sewer line extension beginning in 1991 and recognition that the Maromas area was in the I-3 zone. He discussed the elimination of three treatment plants. Chm. William Holley asked about developable land and mapping. Guy Russo responded. E. Roberts commented on the Charter revision, treatment plants, and supports the Commission's actions. He spoke at length on Maromas and suggested that they rescind the R-60 proposal and go forward with the moratorium. Ann Bickford, Westfield Residents for Rational Development of Middletown, Inc., feels the R-60 zone is inappropriate and the I-3 zone should be modified for better uses. She also feels there should be open space requirements in industrial development. L. Smigel commented on the Plan of Development and the Maromas problems on Route 9. She is opposed to the R-60 zoning and feels there is a need to investigate in depth. L. Smigel spoke at length and agrees with the moratorium. Comm. Corrine Dorsey indicated that she has reviewed the minutes and will be Participating on any votes. On motion and second by Comms. George Lapadula and Corrine Dorsey the Commission closed the public hearing. Vote was unanimous. A motion to adopt a Zoning Map amendment to rezone the I-3 Special Industrial zone in the Maromas section of the city in the vicinity of Pratt & Whitney to R-60 Rural Residential was made by Comm. David Roane and seconded by Comm. George Lapadula. Comm. Carl Bolz feels the I-3 zone should move towards the I-4 and is opposed to the R-60. Comm. David Roane feels the R-60 zone is wrong and that the I-3 zone needs to be reworked. Comm. George Lapadula feels the I-3 zone is needed and wants to create an I-3 zone subcommittee. Chm. William Holley commented on the River Road closure, suggested a site visit and tabling of this item. Chm. Holley appoint an I-3 Zone Subcommittee of Comm. Barbara Plum and Comm. Andrew Rak. William Warner commented. Comm. George Lapadula explained the purpose of the subcommittee. Discussion ensued. Comm. Corrine Dorsey feels the I-3 zone should be rewritten and spoke at length on needed changes. Comm. Carl Bolz feels that the vote should go forward and that the R-60 zone is not right. Comm. David Roane agreed to withdraw the motion but urged the Commission to make a decision at the next meeting. On motion and second by Comms. David Roane and George Lapadula the Commission placed this item on the next agenda under Old Business. Vote was unanimous. Proponent P&Z Comm. Z2000-3

Chm. William Holley indicated that Paul Buckhurst is not present and submitted a letter from Westfield Residents for Rational Development of Middletown, Inc. No one from the public spoke. On motion and second by Comms. David Roane and George Lapadula the Commission continued the public hearing for a proposal to adopt a new Plan of Conservation and Development. Vote was unanimous. Proponent P&Z Comm.

ITEM 5.2
CONTINUED P.H.
FOR A PROPOSAL
TO ADOPT A NEW
PLAN OF CON-
SERVATION AND
DEVELOPMENT

Chm. William Holley commented on the items to be added to

the agenda. Comm. Carl Bolz feels the Commission should be held to a higher standard and they shouldn't be added to the agenda. Chm. William Holley indicated that only Item #4.6 requires a public hearing and commented further on timing. On motion and second by Comms. David Roane and Andrew Rak the Commission agreed to add Items #4.4, 4.5 and 4.6 to the agenda. Vote was unanimous.

On motion and second by Comms. Andrew Rak and George Lapadula the Commission scheduled a public hearing date of November 8, 2000 for a proposed Zoning Code text amendment to add Section 62.02 I-3 Zone Moratorium. Vote was unanimous. Proponent P&Z Comm. Z2000-

ITEM 4.6
SCHEDULED P.H.
11/8/2000 PROPOSED
ZONING CODE TEXT
AMENDMENT TO
ADD SECTION 62.02
I-3 ZONE MORATOR-
IUM

Chm. William Holley read the resolution into the record, commented on the purpose and the Commission's Code of Ethics and indicated the distinction between referendums and elections. On motion and second by Comms. David Roane and George Lapadula the Commission continued the meeting until 11:45 p.m. Vote was unanimous. A motion to support Item #4.4 was made by Comm. David Roane. Comm. David Roane spoke in support of this item and stated his strong opposition to charter changes. Comm. Andrew Rak spoke in support, stated his strong opposition to charter changes and feels the Commission is responsible and bipartisan. Comm. George Lapadula feels the Commission is responsible and bipartisan. Comm. James Fortuna was elected for four years and wants to remain on the Commission. Comm. Corrine Dorsey urged the public to vote no. Comm. Barbara Plum stated that she will defer to the public their right to decide. Chm. William Holley spoke in support of elected commissions and their independence. The motion passed with Comm. Barbara Plum abstaining.

ITEM 4.4
RESOLUTION

Chm. William Holley read the resolution into the record and spoke in support and the need for bipartisanship. Comm. David Roane feels the question is misleading and should be voted down. Chm. William Holley reiterated that the question is deceptive. A motion to support this resolution was made by Comm. Andrew Rak and seconded by Comm. David Roane. The motion passed with Comm. Barbara Plum abstaining.

ITEM 4.5
RESOLUTION

F. Lipack was concerned about moving this item to the end of the agenda and commented on Item #3.1 The Hunt Club. Chm. William commented. L. Buck commented on question of title. Chm. William Holley suggested that it be placed in the G.S. 8-24 Report.

ITEM 2
DISCUSSION WITH
PUBLIC ON ITEMS
ON AGENDA

Wayne Bell was not present. Comm. George Lapadula commented on the Meehl property on Westfield Street and unregistered cars on Spring Street and near St. John's Church. On motion and second by

ITEM 2a
ZEO REPORT

Comms. Andrew Rak and Barbara Plum the Commission requested that the Zoning Enforcement Officer submit reports in writing. Vote was unanimous.

On motion and second by Comms. David Roane and George Lapadula the Commission approved the minutes of the September 27, 2000 meeting. Vote was unanimous.

ITEM 6.1
APPROVED THE
MINUTES OF
THE 9/27/00
MEETING

On motion and second by Comms. David Roane and George Lapadula the Commission approved the minutes of the October 11, 2000 meeting. Vote was unanimous.

ITEM 6.2
APPROVED THE
MINUTES OF
THE 10/11/00
MEETING

There was no discussion.

ITEM 7
DISCUSSION
WITH PUBLIC

The Commission asked the Superintendent of Schools to come back. Discussion ensued on the closing of McDonough School.

ITEM 6
COMMISSION
AFFAIRS

Adjournment was at 11:45 P.M.

ITEM 8
ADJOURNMENT

Respectfully submitted,

William Warner
Director of Planning, Conservation and Development