

Chw. Barbara Plum, Comm. Carl Bolz, Comm. James Fortuna,
Comm. John Pieper, Comm. William Wilson, Comm. Andrew
Rak, Comm. Deborah Kleckowski, Comm. Stephen Shapiro (left
at 9:30 p.m.), Mayor Dominique Thornton, Ex-Officio

MEMBERS
PRESENT

Comm. Stephen Gadomski, Comm. Sebastian Scalora, Dir. P.W.
William Russo, Ex-Officio

MEMBERS
ABSENT

William Warner, Director, Brian Robinson, Zoning Enforcement
Officer, Deputy Dir. P.W. Robert Dobmeier

STAFF

There were approximately twenty (20) 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

D. Bauer spoke regarding fill at Church and Vine Streets and feels the
fill is going to the Armetta site.

ITEM 2
DISCUSSION
WITH PUBLIC

David Larson, Chairman of the Building Committee, explained the
proposal and introduced the design team. D. Rios, the lead arch-
itect, presented the floor plans and the architectural details. Richard
Berlandy, the engineer, explained the site plans and the 500 year
flood plain and indicated the proposal will comply with all dark sky
regulations. J. Boubaras, the traffic engineer, explained the
modifications at Route 3 and Wilderman's Way and if a traffic signal
is warranted. He indicated a light is warranted and that the state will
fund the improvements. C.R.'s landscape architect explained the
planting. Chw. Barbara Plum questioned traffic, closing of roads, etc.
Richard Berlandy explained that Cynthia Lane and Spruce Street
will be closed for security and for reasons to control who is on site.
J. Boubaras responded to the traffic light questions. Chw. Barbara
Plum questioned ground water and soil stability. W. Cancarz, of
HRP Associates, indicated he did a geotechnical study. Chw.
Barbara Plum questioned the swales required by Public Works and
the drainage system. Richard Berlandy responded. Comm. Carl
Bolz questioned lighting of the field. Richard Berlandy responded.
Carol Parmelee-Blancato, the Superintendent of Schools, responded
that there are only 165 parking spaces at the current high school and
that there are 450 spaces proposed here. Comm. William Wilson
questioned the size of the football field. Chw. Barbara Plum
questioned when the traffic light will be available. J. Boubaras
responded that the state will not commit. Comm. Deborah Kleckowski
questioned parking. Comm. John Pieper questioned sediment, the
pond, and fencing. Richard Berlandy responded the pond would be two
feet deep. Comm. William Wilson questioned the practice fields and the
quantity. Richard Berlandy indicated that there would be sufficient
practice fields. Comm. Deborah Kleckowski questioned the gates
on Cynthia Lane. William Warner responded. Richard Berlandy
responded that the second gate will not be provided. Comm. Andrew

ITEM 3.1
GRANTED A
SPECIAL EX-
CEPTION TO
CONSTRUCT
THE NEW
MIDDLETOWN
HIGH SCHOOL
AND VO-AG
BUILDING ON
WILDERMAN'S
WAY OFF NEW-
FIELD STREET

Rak questioned the areas below grade and the underdrains. From the public, Arline Rich questioned where the expansion will occur. Eleanor Kelsey questioned the 500 year flood plain. Sebastian Guiliano had a number of concerns regarding the closing of Cynthia Lane and Spruce Street, speed tables, and felt the site is not as suitable as first thought. M. Loeman indicated there are no tennis courts. Brett Hasbrouck questioned if a manufacturing company was coming, would it be treated the same. E. Goldman, from Newfield Commons, commented on traffic. Carol Parmalee-Blancato spoke in support and across the room over one hundred (100) people raised their hands in support of the expansion. Comm. Carl Bolz questions the accreditation. Carol Parmalee-Blancato indicated she could lose the accreditation of the high school. C. Alian, the MSA President, spoke in support. Sally Boske, the Chair of the Board of Education, spoke in support. D. Sullivan, the Assistant Principal of the Middletown High School, spoke in support. S. Bish, a resident on Newfield Street, spoke on traffic concerns. D. Marino spoke in support and indicated he has kids in school. T. Hawley spoke in support. Earle Roberts commented on the process of siting public buildings, the need for different types of building committees, traffic, carpentry and mold. Mayor Dominique Thornton spoke in support. L. Winters thanked the students, feels there is a need this school as it's about the quality of life. Comm. Stephen Shapiro spoke in support. Comm. John Pieper questioned the land behind the Kiegwin School. D. Rios and Richard Berlandy responded to the public concerns. J. Boubaras commented on the Newfield Street Condominium driveway. Comm. Deborah Kleckowski and Chw. Barbara Plum questioned traffic. David Larson summarized and concluded. Chw. Barbara Plum still had concerns about Cynthia Lane and Spruce Street being open. Comm. Andrew Rak questioned future population projections. David Larson responded. Discussion ensued on the quality of the building. Comm. Deborah Kleckowski questioned the expansion and flooding. Richard Berlandy commented on the flood plain. Comm. William Wilson questioned the turf on the field. On motion and second by Comms. Carl Bolz and William Wilson the Commission closed the public hearing. Vote was unanimous. A motion to grant a Special Exception to construct the new Middletown High School and VO-AG building on Wilderman's Way off Newfield Street with the condition that a traffic light be installed prior to the opening of the school was made by Comm. John Pieper and seconded by Comm. William Wilson. Chw. Barbara Plum made sure that Comm. Stephen Shapiro could judge fairly considering his role on the High School Building Committee. Comm. Carl Bolz spoke in support and offered a friendly amendment that Cynthia Lane and Spruce Street be closed. Chw. Barbara Plum agreed to keep Cynthia Lane and Spruce Street closed. A roll vote was taken and the motion as amended passed unanimously. Applicant/agent Middletown High School Building Committee

SE2004-17

On motion and second by Comms. Carl Bolz and William Wilson Wilson the Commission granted a reduction of the cash bond for the Westfield Woods Subdivision located off Westfield Street to \$1,000. Vote was unanimous. Applicant/agent Atty. Michael Dowley S2003-14

ITEM 4.1
GRANTED A REDUCTION OF THE CASH BOND FOR THE WESTFIELD WOODS SUBDIVISION LOCATED OFF WESTFIELD STREET

William Warner explained that not all the New Business items were complete but that they needed to be wrapped up due to the holidays. On motion and second by Comms. Carl Bolz and James Fortuna the Commission scheduled a public hearing date of November 10, 2004 for a proposed two (2) lot resubdivision of the property of John H. and Lynda R. Herrmann located at 111 Crystal Lake Road. Vote was unanimous. Applicant/agent John H. and Lynda R. Herrmann S2004-5

ITEM 5.1
SCHEDULED P.H. 11/10/04 FOR A PROPOSED TWO LOT RESUBDIVISION OF THE PROPERTY OF JOHN H. AND LYND R. HERRMANN LOCATED AT 111 CRYSTAL LAKE ROAD

On motion and second by Comms. William Wilson and Carl Bolz the Commission scheduled a public hearing date of November 10, 2004 for a proposed Special Exception for a lot line revision and to construct a two-family duplex dwelling at 7-9 Cooley Avenue. Vote was unanimous. Applicant/agent Sandra Booth SE2004-19

ITEM 5.2
SCHEDULED P.H. 11/10/04 FOR A PROPOSED SPECIAL EXCEPTION FOR A LOT LINE REVISION AND TO CONSTRUCT A TWO-FAMILY DWELLING AT 7-9 COOLEY AVENUE

William Warner explained. On motion and second by Comms. Carl Bolz and James Fortuna the Commission tabled an update on the EPA Brownfields until the November 10, 2004 meeting. Vote was unanimous.

ITEM 5.3
TABLED AN UPDATE ON THE EPA BROWNFIELDS

On motion and second by Comms. Carl Bolz and William Wilson the Commission scheduled a public hearing date of November 10, 2004 for a proposed two (2) lot industrial resubdivision of the property of BLJ Associates, LLC & Millennium Realty Trust LLC located off Middle Street and Timber Ridge Road. Applicant/agent BLJ Associates, LLC & Millennium Realty Trust, LLC S2004-6

ITEM 5.4
SCHEDULED P.H. 11/10/04 FOR A PROPOSED TWO LOT INDUSTRIAL RESUBDIVISION OF THE PROPERTY OF BLJ ASSOCIATES, LLC & MILLENNIUM REALTY TRUST LLC LOCATED OFF MIDDLE STREET AND TIMBER RIDGE ROAD

On motion and second by Comms. Carl Bolz and James Fortuna the Commission scheduled a public hearing date of November 10, 2004 for a proposed Special Exception to construct a car wash in the Tradewinds Plaza off Saybrook Road near the intersection with Coe Avenue. Vote was unanimous. Applicant/agent Hindsight Development, LLC/Conklin & Soroka, Inc. SE2004-18

ITEM 5.5
SCHEDULED P.H.
11/10/04 FOR A PRO-
POSED SPECIAL
EXCEPTION TO
CONSTRUCT A CAR
WASH IN THE
TRADEWINDS
PLAZA OFF SAY-
BROOK ROAD NEAR
THE INTERSECTION
WITH COE AVENUE

On motion and second by Comms. William Wilson and Carl Bolz the Commission scheduled a public hearing date of November 10, 2004 for a proposed three (3) lot resubdivision of the property of Michael J. Jewczyn and Carol Wallace located off Mount Road near the intersection of Chamberlain Hill Road. Vote was un-animous. Applicant/agent Todd M. Isaacson/Pat Benjamin S2004-4

ITEM 5.6
SCHEDULED P.H.
11/10/04 FOR A PRO-
POSED THREE LOT
RESUBDIVISION
OF THE PROPERTY
OF MICHAEL J.
JEW CZYN AND
CAROL WALLACE
LOCATED OFF
MOUNT ROAD NEAR
THE INTERSECTION
OF CHAMBERLAIN
HILL ROAD

On motion and second by Comms. James Fortuna and Carl Bolz the Commission approved the minutes of the October 13, 2004 regular meeting. Vote was unanimous with Comms. William Wilson and Andrew Rak abstaining.

ITEM 6.1
APPROVED THE
MINUTES OF THE
10/13/04 MEETING

The Commission accepted the Zoning Enforcement Officer's Report. William Warner commented on the Armetta filling.

ITEM 6.2
ZEO REPORT

Comm. William Wilson commented on political signs. Comm. Carl Bolz feels the text is not enforceable and should be taken off the books. On motion and second by Comms. William Wilson and Carl Bolz the Commission scheduled a public hearing date of November 10, 2004 for a proposed Zoning Code text amendment to remove Section 48.02.08 Political Signs. Vote was un-animous.

ITEM 6.3
COMMISSION
AFFAIRS

It was noted that during the period of August 15th to November 15th political headquarters are allowed on Main Street. S. Giuliano spoke regarding Comm. Stephen Shapiro voting on the high school project and being on the High School Building Committee. Comm. Andrew Rak spoke. Comm. Deborah Kleckowski commented. Comm. Stephen Shapiro indicated he came for the issue and he then left the meeting at 9:30 p.m. Comm. Carl Bolz feels staff should send a letter.

ITEM 8
DISCUSSION

PLANNING AND ZONING COMMISSION REGULAR MEETING OCTOBER 27, 2004, 7:00 P.M.
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On motion and second by Comms. Carl Bolz and James Fortuna
the Commission adjourned the meeting at 10:00 p.m. Vote was
unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

William Warner
Director