

Vice-Chm. Philip Halibozek, Sec'y Stephen Shapiro,
Comm. Sebastian Passanesi, Comm. Ann Loffredo,
Comm. John Robinson, Comm. Anthony J. Vasiliou,
Comm. Jennifer Alexander left at 9:15, Comm.
Gerard Winzer left at 9:15

COMMISSION
MEMBERS
PRESENT

Chm. W. Lee Osborne, Comm. Stephen Gadowski,
Comm. Francis Patnaude, Mayor Thomas Serra,
Ex-Officio, Dir. P.W. Salvatore Fazzino,
Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Planning Director

STAFF

There were approximately twenty members
of the public present.

PUBLIC

On motion and second by Comms. Anthony Vasiliou
and Philip Halibozek the Commission approved the
minutes of the October 26, 1994 meeting. Vote was
unanimous.

ITEM 2.1
APPROVED
MINUTES
10\26\94

The Commission acknowledged the ZEO Sign Report
and the Monthly Report.

ITEM 3.1\3.2
ACKNOWLEDGED
ZEO SIGN AND
MONTHLY REPORTS

On motion and second by Comms. Stephen Shapiro and
Philip Halibozek the Commission tabled a request
for release of the cash deposit for Southwind
Subdivision Phases II and III. Vote was unanimous.
Applicant\agent Atty. Dean A. Thomasson S92-6

ITEM 4.1
TABLED RELEASE
OF CASH BOND FOR
SOUTHWIND
SUBDIVISION PHASES
II AND III

On motion and second by Comms. Anthony Vasiliou
and Philip Halibozek the Commission granted
approval of Section 3, Phase I of The Meadows at
Riverbend Subdivision with the condition that the
Water\Sewer condition be met. The Commission also
approved a request for extension of the deadline
for design and conveyance of Tuttle Road to the
City. Vote was unanimous. Applicant\agent Tuttle
Road Associates\Robert C. Fusari, President S93-3

ITEM 4.2
GRANTED FINAL
APPROVAL OF SECTION
THREE PHASE I OF
THE MEADOWS AT
RIVERBEND AND
APPROVED REQUEST
FOR EXTENSION OF
DEADLINE FOR DESIGN
AND CONVEYANCE OF
TUTTLE ROAD TO CITY

On motion and second by Comms. Stephen Shapiro
and Ann Loffredo the Commission granted final
approval of the Victor Rook, Sr. Subdivision
located between 1165 and 1195 South Main Street
with the condition that the Water\Sewer Department
comment be addressed. Vote was unanimous.
Applicant\agent Victor B. Rook, Sr. S94-9

ITEM 4.3
GRANTED FINAL
APPROVAL WITH
CONDITIONS THE
VICTOR ROOK, SR.
SUBDIVISION BETWEEN
1165 AND 1195 SOUTH
MAIN STREET

On motion and second by Comms. John Robinson and Stephen Shaprio the Commission scheduled a public hearing date of January 11, 1995 for a proposed two lot resubdivision of Lot #38 Durwin Street in the Oakridge Estates Subdivision. Vote was unanimous. Applicant\agent Valley Brook Village II, Inc.\Robert J. Reeve, Esquire S94-12

ITEM 5.1
SCHEDULED P.H.
1\11\95 PROPOSED
TWO LOT RESUB-
DIVISION LOT #38
DURWIN STREET

On motion and second by Comms. John Robinson and Ann Loffredo the Commission scheduled a public hearing date of January 11, 1995 for a proposed Special Exception to convert an existing building at 339 South Main Street from a service station to a convenience store\gas station. Vote was unanimous. Applicant\agent Cumberland Farms, Inc.\Frank Knott, Construction Manager SE94-17

ITEM 5.2
SCHEDULED P.H.
1\11\95 PROPOSED
SPECIAL EXCEPTION
TO CONVERT 339
SOUTH MAIN STREET
TO A CONVENIENCE
STORE\GAS STATION

On motion and second by Comms. Philip Halibozek and Anthony Vasiliou the Commission tabled an interpretation of the Zoning Code to allow a pawn shop at the north end of Main Street, which is in the B-1 zone (Central Business District). Vote was unanimous. Applicant\agent Mr. George Kingsley

ITEM 5.3
TABLED INTER-
PRETATION OF ZONING
CODE TO ALLOW A
PAWN SHOP AT THE
NORTH END OF MAIN
STREET

On motion and second by Comms. John Robinson and Anthony Vasiliou the Commission scheduled a public hearing date of December 14, 1994 for a proposed two lot resubdivision to be located at 1367 Millbrook Road, near the Haddam town line. Vote was unanimous. Applicant\agent Dorothea S. Schwarzkopf\Atty. Jane S. McMillan, Esq. S94-13

ITEM 5.4
SCHEDULED P.H.
12\14\94 PROPOSED
TWO LOT RESUB-
DIVISION 1367
MILLBROOK ROAD

On motion and second by Comms. John Robinson and Philip Halibozek the Commission scheduled a public hearing date of December 14, 1994 for a proposed Zoning Code text amendment to modify Section 30 Institutional Development Zone. Vote was unanimous. Proponent P & Z Comm. Z94-18

ITEM 5.5
SCHEDULED P.H.
12\14\94 PROPOSED
ZONING CODE TEXT
AMENDMENT TO MODIFY
SECTION 30
INSTITUTIONAL
DEVELOPMENT ZONE

There is a tape recording of the public hearing available in the Planning and Zoning Office.

ITEM 6
P.H. TAPE
RECORDING

The applicant, N. Ciorlo, presented the proposal clarifying previous issues. A appraisal report and copies of a traffic report were submitted. Discussion ensued regarding the appraisal. Gene DeProto commented on the appraisal. F. Szufnaronski

ITEM 6.1
APPROVED SPECIAL
EXCEPTION TO
CONSTRUCT A PLACE
OF WORSHIP ON

commented on the plans. Discussion on the water line ensued. The Water\Sewer Department comment was read into the record. Discussion ensued regarding street lights. Comm. Sebastian Passanesi commented at length. John Moore, the traffic engineer, spoke on traffic accidents. Comm. Anthony Vasiliou questioned traffic impacts and enforcement. William Warner responded. Comm. Ann Loffredo questioned fog and growth of the facility. N. Ciarlo responded and summarized. Comm. Anthony Vasiliou questioned the water connection. Joyce Day is opposed to the project and stated that it was not a religious issue. She feels it is a residential neighborhood and read a statement into the record. Paula Renaud is opposed to the project. M. Bishtawi feels the area is residential. He is a former traffic engineer and criticized the traffic study data from 1991. In 1990 the State felt a light was needed and the sitelines are bad. He requested a signal study. Daniel Russo expressed concerns regarding the traffic. He supports the proposal. N. Watson spoke about traffic and flooding. He is opposed to the project. Comm. Ann Loffredo questioned Salvatore Fazzino on the flooding. Comm. John Robinson commented on previous violations on Newfield Street. K. Nelson-Alveria is opposed. She lives in a residential area that should stay residential. L. Polis is opposed and commented on if it made sense and on traffic concerns. On motion and second by Comms. Stephen Shapiro and Gerard Winzer the Commission closed the public hearing. Vote was unanimous. A motion was made by Comm. Stephen Shapiro to approve with the conditions that 1) the departmental comments be addressed; 2) there be a suitable level of lighting; 3) no parking along the streets; and 4) one and one half in the water line. Comm. John Robinson seconded. The motion passed with Comms. Stephen Shapiro, John Robinson and Philip Halibozek in favor and Comms. Gerard Winzer and Sebastian Passinese opposed. Applicant\agent Jehovah's Witnesses of Middletown\Gene T. DeProto, Real Estate Broker SE94-15

CONGDON STREET
JEHOVAH'S WITNESSES

Comms. Gerard Winzer and Jennifer Alexander left the meeting at 9:15 P.M.

Ray Anasari explained the proposal. William Warner commented. Comm. Anthony Vasiliou commented. Comm. Stephen Shapiro questioned the parking. Comm. Ann Loffredo questioned

ITEM 6.2
APPROVED SPECIAL
EXCEPTION FOR VIDEO
RENTAL STORE AT 531

lighting. The applicant agreed to provide lighting. J. Russo questioned the last speaker. Comm. Anthony Vasiliou questioned staff on the easement. On motion and second by Comms. Stephen Shapiro and John Robinson the Commission closed the public hearing. Vote was unanimous. A motion was made by Comm. Stephen Shapiro to approve with the condition that Drawing #6 will be the parking plan until the Department of Transportation project has been completed and then the Public Works parking layout will be adhered to before new traffic islands are installed by the Department of Transportation or the Special Exception will be withdrawn. Comm. John Robinson seconded. Vote was unanimous. Applicant\agent Video One, Inc. SE94-16

WASHINGTON STREET

On motion and second by Comms. Ann Loffredo and Stephen Shapiro the Commission tabled a proposed amendment to the Plan of Development to repeal commercial area studies "The Central Business District" and to include "Downtown Visions 2000 and Beyond". Vote was unanimous. Applicant\agent Downtown Planning Subcommittee

ITEM 6.3
TABLED PROPOSED
AMENDMENT TO PLAN
OF DEVELOPMENT
TO REPEAL
COMMERCIAL AREA
STUDIES "THE
CENTRAL BUSINESS
DISTRICT" AND TO
INCLUDE "DOWNTOWN
VISIONS 2000 AND
BEYOND"

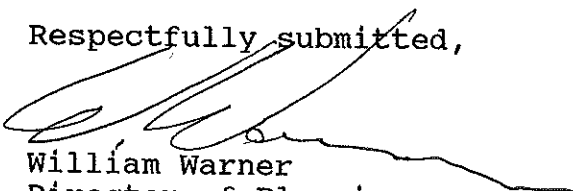
Comm. Ann Loffredo asked for a review of Newfield Street by the Department of Transportation. Discussion ensued. Staff will review the status of Newfield Street.

ITEM 7
DISCUSSION
WITH PUBLIC

Adjournment was at 10:00 P.M.

ITEM 8
ADJOURNMENT

Respectfully submitted,


William Warner
Director of Planning