

PLANNING AND ZONING COMMISSION REGULAR MEETING NOVEMBER 13, 2003, 7:00 P.M.  
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Comm. Barbara Plum, Comm. James Fortuna, Comm. Andrew Rak, Comm. Carl Bolz, Comm. John Pieper, Comm. Deborah Kleckowski, Comm. Sebastian Scalora

MEMBERS  
PRESENT

Comm. Steven Gadowski, Comm. William Wilson, Comm. Stephen Shapiro, Mayor Domenique Thornton, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

MEMBERS  
ABSENT

William Warner, Director, Kevin Kennedy, Zoning Enforcement Officer, Thomas Nigosanti, Chief Engineer

STAFF

There were approximately fifty (50) 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

A motion to nominate Comm. Barbara Plum as Chair, Comm. Carl Bolz as Vice-Chair and James Fortuna as Secretary was made by Comm. John Pieper and seconded by Comm. Deborah Kleckowski. The ballots were completed. The slate was approved unanimously. A motion to nominate Comm. Barbara Plum as a representative to Midstate Regional Planning Agency, the Citizens Advisory Committee and the Parking Authority was made by Comm. Carl Bolz and seconded by Comm. Andrew Rak. Vote was unanimous.

ITEM 1a  
REORGANIZATIONAL  
MEETING

The Commission reviewed the bylaws at length.

ITEM 1b  
REVIEW OF  
BYLAWS

William LePage, developer of Laurel Farms Subdivision, requested that he be added to the agenda. William Warner commented. On motion and second by Comms. Andrew Rak and John Pieper the Commission added a request for final approval of the Laurel Farms Subdivision to the agenda under Old Business. Vote was unanimous. George Lapadula commented on developers returning time after time and feels only regular members should vote for officers. Chw. Barbara Plum asked staff to review and find out if it would be legal to prevent successive applications and if there is anything in the bylaws to prevent it. George Lapadula suggested checking with the town of Glastonbury. Gordon Phillips asked to be placed on the agenda. William Warner explained the past problems and last minute assurances that work was done. M. Phillips spoke in support of Item #4.2. Mary Ellen Rubino spoke in support of Item #4.2.

ITEM 2  
DISCUSSION WITH  
PUBLIC

William Caffery explained the request. William Warner explained the proposal. Comm. Carl Bolz questioned the departmental comments. William Caffery agreed to all the conditions. No one from

ITEM 2b.1  
GRANTED A SPECIAL  
EXCEPTION TO OPEN

the public spoke. On motion and second by Comms. Carl Bolz and John Pieper the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Andrew Rak and James Fortuna the Commission granted a Special Exception to open a package store in an existing vacant space in the NPC zone at 558 Newfield Street with the condition that all departmental comments be addressed. Vote was unanimous. Applicant/agent William J. Caffery SE2003-12

A PACKAGE STORE  
IN AN EXISTING  
VACANT SPACE IN  
THE NPC ZONE AT  
558 NEWFIELD  
STREET

On motion and second by Comms. Andrew Rak and James Fortuna the Commission granted final approval of Phase II of the Laurel Farms Subdivision with the condition that a cash bond in the amount of \$73,000 be posted. Vote was unanimous. Applicant/agent LePage Homes, Inc./William LePage S2002-15

ITEM 3.1  
GRANTED FINAL  
APPROVAL OF  
PHASE II OF THE  
LAUREL FARMS  
SUBDIVISION

William Warner explained the request. Comms. John Pieper and Carl Bolz questioned the proposal. William Warner responded. On motion and second by Comms. Carl Bolz and James Fortuna the Commission gave an affirmative G.S. 8-24 Review for leasing and paving of the parking lot at The Connecticut Center for Health located at 87 Bernie O'Rourke Drive. Vote was unanimous. Applicant/agent City of Middletown Parks and Recreation Department/Wes Downing, Director

ITEM 4.1  
GAVE AN AF-  
FIRMATIVE G.S.  
8-24 REVIEW FOR  
LEASING AND  
PAVING OF THE  
PARKING LOT AT  
THE CONNECTICUT  
CENTER FOR  
HEALTH LOCATED  
AT 87 BERNIE  
O'ROURKE DRIVE

William Warner explained. Comm. John Pieper asked if the lawsuits will be withdrawn. On motion and second by Comms. Carl Bolz and James Fortuna the Commission gave an affirmative G.S. 8-24 Review for the purchase of property located on both sides of Long Hill Road between Randolph and Coles Roads, known as Tax Assessor's Map 27, Blocks 35-1, 29-2, Lots 1 and 22. Vote was unanimous. Applicant/agent City of Middletown Parks and Recreation Department/Wes Downing, Director

ITEM 4.2  
GAVE AN AF-  
FIRMATIVE G.S.  
8-24 REVIEW FOR  
THE PURCHASE  
OF PROPERTY LO-  
CATED ON BOTH  
SIDES OF LONG  
HILL ROAD BE-  
TWEEN RANDOLPH  
AND COLES  
ROADS

On motion and second by Comms. Carl Bolz and Andrew Rak the Commission scheduled a public hearing date of December 10, 2003 for proposed Zoning Code text amendments to modify Section 30 Institutional Development zone, modify Section 39d.08 Criteria for Determination, modify Section 61.01.41 Institutions, add Section 16.09.02 Institution-

ITEM 4.3  
SCHEDULED P.H.  
12/10/03 FOR PRO-  
POSED ZONING  
CODE TEXT A-  
MENDMENTS TO

al Use, add Section 61.02.18 Bus stop passenger shelters and proposed Zoning Map amendment of properties located on Lawn Avenue from R-15 and MX Mixed Use to ID Institutional Development. Vote was unanimous. Applicant/agent Wesleyan University/Mullin Associates-Zenia Kotval & John Mullin Z2003-10

MODIFY SECTION 30 INSTITUTIONAL DEVELOPMENT ZONE, MODIFY SECTION 39d.08 CRITERIA FOR DETERMINATION, MODIFY SECTION 61.01.41 INSTITUTIONS, ADD SECTION 16.09.02 INSTITUTIONAL USE, ADD SECTION 61.02.18 BUS STOP PASSENGER SHELTERS AND PROPOSED ZONING MAP AMENDMENT OF PROPERTIES LOCATED ON LAWN AVENUE FROM R-15 RESIDENTIAL AND MX MIXED USE TO ID INSTITUTIONAL DEVELOPMENT

As there was no quorum, no motion was necessary for the minutes of the October 14, 2003 workshop.

ITEM 5.1  
MINUTES OF THE  
10/14/03 WORKSHOP

On motion and second by Comms. James Fortuna and Andrew Rak the Commission approved the minutes of the October 22, 2003 Regular Meeting. Vote was unanimous.

ITEM 5.2  
APPROVED THE  
MINUTES OF THE  
10/22/03 REGULAR  
MEETING

Discussion ensued on Wild Bill's zoning violations.

ITEM 5.3  
ZEO REPORT

Comm. John Pieper submitted articles regarding sprawl development and discussed the issues.

ITEM 5.4  
COMMISSION  
AFFAIRS

No one spoke.

ITEM 6  
DISCUSSION  
WITH PUBLIC

On motion and second by Comms. James Fortuna and Andrew Rak the Commission adjourned the meeting at 8:36 p.m.

ITEM 7  
ADJOURNMENT

PLANNING AND ZONING COMMISSION REGULAR MEETING NOVEMBER 13, 2003, 7:00 P.M.  
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Respectfully submitted,

William Warner, AICP  
Director of Planning, Conservation and Development