

PLANNING AND ZONING COMMISSION REGULAR MEETING NOVEMBER 14, 2007, 7:00 P.M. PAGE 1 OF 6

Comm. Barbara Plum, Comm. James Fortuna, Comm. Deborah Kleckowski, Comm. Cynthia Jablonski, Comm. Les Adams, Comm. Richard Pelletier, Comm. Catherine Johnson, Comm. Ronald Borelli, Comm. Quentin W. Phipps, Comm. Matthew Lesser, Mayor Sebastian N. Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
PRESENT

All members were present.

MEMBERS
ABSENT

William Warner, Director, Matt Dodge, Planning Environmental Specialist

STAFF

There were approximately fifteen (15) 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. James Fortuna for Secretary was made by Comm. Les Adams and seconded by Comm. Ron Borelli. Vote was unanimous. A motion to nominate Comm. Les Adams for Vice Chair was made by Comm. Cindy Jablonski and seconded by Comm. Catherine Johnson. Vote was unanimous. A motion to Nominate Comm. Barbara Plum as Chair was made by Comm. Deborah Kleckowski and seconded by Comm. James Fortuna. Vote was unanimous. Chw. Barbara Plum thanked former Commissioners Carl Bolz and Andrew Rak for their service. Chw. Barbara Plum initiated discussion regarding having only one (1) meeting per month. Comm. Ron Borelli indicated he would like to have it left as two (2) meetings per month. Comm. Cindy Jablonski asked how the Commission would complete the Plan of Conservation and Development. William Warner indicated the Commission could have workshops on the same night as a regular meeting. Comm. Cindy Jablonski indicated she would prefer to have the meetings on the regular schedule. Comm. Ron Borelli requested that the discussion be tabled for now.

ITEM 1a
ELECTION
OF OFFICERS

No one from the public spoke.

ITEM 2
DISCUSSION
WITH PUBLIC

Chw. Barbara Plum indicated that this item would be tabled until the next meeting as the public hearing signs were incorrect. On motion and second by Comms. James Fortuna and Les Adams the Commission tabled a proposed Zoning Map amendment to rezone the property of Joseph Carta located at 486 Saybrook Road from R-15 Residential to MX Mixed Use. Vote was unanimous. Applicant/agent Joseph Carta Z2007-5

ITEM 3.1
TABLED A
PROPOSED ZON-
ING MAP A-
MENDMENT TO
ING MAP A-
REZONE THE
PROPERTY OF
JOSEPH CARTA
LOCATED AT
486 SAYBROOK

ROAD FROM
R-15 RESIDEN-
TIAL TO MX
MIXED USE

Mark Winters presented the proposal. Chw. Barbara Plum questioned the departmental comments and the difference from the original plan. Comm. Catherine Johnson questioned why the driveway is twenty (20) feet wide and if the garage is located below the house. Mark Winters indicated that the garage is below the house and that the driveway is twenty (20) feet wide as it is a hammerhead. Comm. Les Adams questioned the Water and Sewer Departmental comments regarding the slope. Mark Winters indicated that this was addressed in the revised plans. On motion and second by Comms. Cindy Jablonski and James Fortuna the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. James Fortuna and Ron Borelli the Commission granted final approval of a two (2) lot resubdivision of the property of Mark Winters located at 17 Timber Ridge Road near the intersection with Atkins Street. Vote was unanimous. Applicant/agent Mark Winters S2007-8

ITEM 3.2
GRANTED
FINAL AP-
PROVAL
OF A TWO
(2) LOT RESUB-
DIVISION OF
THE PROPERTY
OF MARK WIN-
TERS LOCATED
AT 17 TIMBER
RIDGE ROAD
AT THE INTER-
SECTION WITH
ATKINS STREET

Atty. Gennaro Martorelli presented the proposal. William Warner indicated that several calls were placed to the Water and Sewer Department but the departmental comment still had not been received. From the public, Arline Rich, Westfield Residents for Rational Development of Middletown, questioned crossing of the wetlands to access both parcels. William Warner indicated that there is no proposal for a permanent crossing and that this had already been approved by the Inland Wetlands Agency. Arline Rich noted that on the north side there is a maintenance/utility easement and questioned how it could be in the buffer zone. William Warner indicated the driveway has already been approved. Arline Rich questioned if Section 12.08.02 would be applied to the buffer. William Warner indicated the applicant would have to address this. Lawrence McHugh, President, Middlesex County Chamber of Commerce, spoke in support. Atty. Gennaro Martorelli indicated that the north side easement was requested by the Water and Sewer Department and was approved by the Commission. On motion and second by Comms. James Fortuna and Les Adams the Commission closed the public hearing. Vote was unanimous. A motion to grant final approval of a two (2) lot industrial resubdivision of the property of Stone Resources, LLC and Guiseppe Capasso located on the west side of Middle Street near the intersection with Boardman Lane was made by Comm. James Fortuna and seconded by Comm. Ron Borelli. Comm. Catherine Johnson questioned why the Commission is receiving this plan when the building is already under construction. William Warner explained that the applicant chose to build before resubdividing the property. Comm. Catherine Johnson questioned why the plans did not show the buildings. William Warner indicated that the approved plans are on file in the office. The motion passed unanimously. Applicant/agent Stone Resources, LLC & Guiseppe Capasso/Gennaro Martorelli, Esq. S2007-9

ITEM 3.3
GRANTED FINAL
APPROVAL OF
A TWO LOT
INDUSTRIAL RE-
SUBDIVISION
OF THE PRO-
PERTY OF
STONE RE-
SOURCES, LLC
AND GUISEPPE
CAPASSO LO-
CATED ON THE
WEST SIDE OF
MIDDLE
STREET NEAR
THE INTER-
SECTION WITH
BOARDMAN
LANE

On motion and second by Comms. Ron Borelli and Cindy Jablonski the Commission accepted withdrawal of a proposed Zoning Map amendment to rezone the property of Sebastiano Santostefano located at 210 South Main Street from Mixed Use MX to the SMH Overlay zone. Vote was unanimous. Applicant/agent Rushford Center, Inc./Atty. Richard D. Carella Z2007-4

ITEM 3.4
ACCEPTED
WITHDRAWAL
OF A PRO-
POSED ZON-
ING MAP A-
MENDMENT
TO REZONE
THE PRO-
PERTY OF
SEBASTIANO
SANTO-
STEFANO LO-
CATED AT
210 SOUTH
MAIN STREET
FROM MIXED
USE MX TO
THE SMH OVER-
LAY ZONE

Willie Teal, the engineer, was present and indicated William Warner had presented the proposal and read a letter into the record. Gregory Cherry, the architect, was also present. Comm. Ron Borelli questioned if all the parking was in place for these buildings. Willie Teal noted that all the parking was shown on the plan. Chw. Barbara Plum asked for an explanation on the "walkout" floor and where the entrance would be located. Willie Teal believed it was a typo and indicated it would be a basement slab. Gregory Cherry indicated that the slab would be at the same level as the parking lot. Chw. Barbara Plum discussed the level of the slab in accordance with the parking lot. Gregory Cherry explained the reason for the excavation and slab on-grade and it would make for added square footage for storage space. Chw. Barbara Plum had concerns over visibility from the side facing the cemetery. Gregory Cherry provided pictures to show what the visibility is like and that it is at least partially screened. Chw. Barbara Plum questioned connecting all the medical buildings. William Warner indicated he had discussed with the owner the possibility of connecting all the medical buildings and the owner is amenable to this but that it is not required for this proposal. Comm. Ron Borelli questioned the connection and a traffic light. William Warner indicated that the owner would put in a traffic light if it was warranted. Comm. Richard Pelletier questioned accessibility to the basement for public use. Gregory Cherry indicated that it is presently storage. Chw. Barbara Plum commented on the traffic light, the plantings and the landscape bond and indicated that she would like to see a nicer presentation for landscaping to enhance the project. Willie Teal indicated that the owner has purchased the parcel to the east and will do additional landscaping if and when this is pursued. From the public, Lawrence McHugh spoke in support. Mayor Sebastian Giuliano spoke in support. Stan Opalacz spoke in support. Moses Harville spoke in support. William Sheehan spoke in support. John Holzinger spoke in support. On motion and second by Comms. James Fortuna and Les Adams the Commission closed the

ITEM 3.5
GRANTED SITE
PLAN APPROVAL
TO CONSTRUCT
ADDITIONAL
MEDICAL
BUILDINGS
AS PART OF
PHASE C OF
THE MEDICAL
DEVELOPMENT
ASSOCIATES
MEDICAL COM-
PLEX LOCATED
AT 400 SAY-
BROOK ROAD

public hearing. Vote was unanimous. On motion and second by Comms. James Fortuna and Les Adams the Commission granted site plan approval to construct additional medical buildings as part of Phase C of the Medical Development Associates medical complex located at 400 Saybrook Road. Vote was unanimous with Comm. Catherine Johnson abstaining. Applicant/agent Medical Development Associates, LLC SE2002-5

Andrew Denorfia presented the proposal and asked for a waiver of the requirement for the walking trail. Comm. James Fortuna questioned what would be put in its place. Andrew Denorfia indicated grass. A motion to approve a request for modification to the Subdivision approval for the Trailside Crossing Subdivision located off Crystal Lake Road with regards to waiving the four (4) foot walking trail around the perimeter of the property was made by Comm. James Fortuna and seconded by Comm. Ron Borelli. Comm. Catherine Johnson commented on issues with the backs of houses facing main roads. The motion passed unanimously. Applicant/agent AA Denorfia Building & Development, LLC/Anthony D. Denorfia, its Manager S2006-7

ITEM 4.1
APPROVED A
REQUEST FOR
MODIFICATION
TO THE SUB-
DIVISION AP-
PROVAL FOR
THE TRAILSIDE
CROSSING SUB-
DIVISION LO-
CATED OFF
CRYSTAL LAKE
ROAD WITH RE-
GARDS TO
WAIVING THE
FOUR (4) FOOT
WALKING TRAIL
AROUND THE
PERIMETER OF
THE PROPERTY

Atty. James Ripper explained the request. William Warner explained the reduction to \$15,000. On motion and second by Comms. Richard Pelletier and Les Adams the Commission approved a request for reduction of the cash bond to \$15,000 for the Fawn Meadow Estates Subdivision located off Chamberlain Road. Vote was unanimous. Applicant/agent Real Estate Resources, LLC/Atty. James F. Ripper S2002-26

ITEM 4.2
APPROVED A
REQUEST FOR
REDUCTION OF
THE CASH BOND
TO \$15,000 FOR
THE FAWN
MEADOW
ESTATES SUB-
DIVISION LO-
CATED OFF
CHAMBERLAIN
ROAD

Atty. Richard Carella explained the proposed changes and the site plan. Michael Riccio explained the history of the property. Chw. Barbara Plum questioned if the parking could be reversed and if there is a way out to Fiske Street. Michael Riccio indicated no,

ITEM 5.1
APPROVED A
REQUEST FOR
CHANGE IN A

there is not and indicated the building will be shifted to Cross Street for better access. William Warner questioned the proposed building location on the property. Michael Riccio discussed the restrictions due to the elevations and the City right-of-way. Discussion ensued regarding the parking, location of the buildings, and various constraints. A motion to approve a request for change in a non-conforming single family residence located at the Hometown Properties (formerly In-Town Apartments) complex located off Cross Street to a two family dwelling was made by Comm. James Fortuna and seconded by Comm. Ron Borelli. Comm. Catherine Johnson feels this is a 180 degree flip of what the plan should be and felt the fronts should face Cross Street. She noted that she agreed with William Warner regarding parking in the back. Michael Riccio indicated that the front will face Cross Street. Chw. Barbara Plum questioned what would be between Buildings 7 and 8. Michael Riccio indicated grass and new walkways. Chw. Barbara Plum noted that it was mentioned that something was going to be torn down and questioned how much space is between Buildings 8 and 9. Michael Riccio indicated that there is not enough room for parking and that he would have to put a driveway in the buffer and a lot of asphalt. Discussion ensued regarding access and parking. Comm. Les Adams questioned if Building 9 is on a slab. Michael Riccio indicated that the parking is on a slab and that there is a partial basement. Chw. Barbara Plum questioned the space from the parking area to the street. Michael Riccio indicated that that will be lawn to keep the site line. Comm. Quentin Phipps questioned the intent of the house. Michael Riccio indicated that there would be two (2) townhouses as opposed to a single family, four (4) bedroom home. William Warner suggested two separate driveways with hammerheads. Michael Riccio indicated that that could be done. Comm. Catherine Johnson indicated that there is no way the Commission should encourage parking in front of the building. A motion to approve a request for change in a non-conforming single family residence located at the Hometown Properties (formerly In-Town Apartments) complex located off Cross Street to a two family dwelling with the condition that the applicant follow up with staff regarding the driveway and parking design was made by Comm. James Fortuna and seconded by Comm. Les Adams. Comm. Question Phipps felt this would allow previous buyers to keep the existing landscaping. The motion passed with Chw. Barbara Plum, Comm. James Fortuna, Comm. Les Adams, Comm. Deborah Kleckowski, Comm. Richard Pelletier and Comm. Cindy Jablonski in favor and Comm. Catherine Johnson opposed. Applicant/agent Hometown Properties, LLC/Richard D. Carella

On motion and second by Comms. James Fortuna and Deborah Kleckowski the Commission scheduled a public hearing date of January 9, 2008 for a proposed Site Plan Review to construct two commercial buildings to include a pharmacy with a Special Exception for a drive-thru to be located on the site of the former Old Mill Wayside furniture store on the south side of Washington Street near West Street. Vote was unanimous. Applicant/agent Old Mill Crossing, LLC

NON-CONFORMING SINGLE FAMILY RESIDENCE LOCATED AT THE HOMETOWN PROPERTIES (FORMERLY IN-TOWN APARTMENTS) COMPLEX LOCATED OFF CROSS STREET TO A TWO FAMILY DWELLING

ITEM 5.2
SCHEDULED P.H.
1/9/08 FOR A
PROPOSED SITE
PLAN REVIEW
TO CONSTRUCT
TWO COMMERCIAL BUILDINGS
TO INCLUDE A
PHARMACY
WITH A DRIVE-
THRU TO BE LO-
CATED ON THE
SITE OF THE
FORMER OLD

MILL WAYSIDE
FURNITURE
STORE ON THE
SOUTH SIDE OF
WASHINGTON
STREET NEAR
WEST STREET

The following correction was noted: On Page 4, under Item #5.2, Comm. Ron Borelli voted not to have a public hearing date scheduled. On motion and second by Comms. Les Adams and Deborah Kleckowski the Commission approved the minutes of the October 24, 2007 Regular Meeting as amended. Vote was unanimous with Comms. Richard Pelletier and Catherine Johnson abstaining.

ITEM 6.1
APPROVED THE
MINUTES OF
THE 10/24/07
REGULAR MEET-
ING AS AMEND-
ED

Comm. Ron Borelli questioned having copies of the Commission meeting DVDs sent to the Russell Library. Comm. Les Adams was in agreement. William Warner indicated that the Common Council changed the system to a hard drive and that the staff will get a copy to the library.

ITEM 6.1
COMMISSION
AFFAIRS

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. James Fortuna and Les Adams the Commission adjourned the meeting at 8:49 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

Matthew Dodge
Planning Environmental Specialist