

Chm. W. Lee Osborne, Comm. Anthony Vasiliou,
Comm. Carl Bolz, Comm. Corrine Dorsey, Comm.
Carl Chisem, Comm. James Fortuna, Comm.
William Holley III

COMMISSION
MEMBERS
PRESENT

Mayor Dominique Thornton, Ex-Officio, Dir. P.W.
Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Director of Planning

STAFF

There were approximately twenty-five members of the
public.

PUBLIC

A motion to nominate W. Lee Osborne as the Chairman
was made by Comm. Carl Bolz and seconded by Comm.
Anthony Vasiliou. On motion and second by Comms.
James Fortuna and Anthony Vasiliou the Commission
closed the nominations. Vote was unanimous. The
motion passed unanimously. A motion to nominate
Comm. Carl Bolz as the Vice Chairman was made by
Comm. James Fortuna and seconded by Comm. William
Holley. The motion passed unanimously. A motion
to nominate Comm. Anthony Vasiliou as the Secretary
was made by Comm. Corrine Dorsey. Comm. Anthony
Vasiliou declined the nomination. A motion to nominate
Comm. William Holley as the Secretary was made by
Comm. Carl Bolz and seconded by Comm. Corrine
Dorsey. The motion passed unanimously.

ITEM 1.1
ELECTION OF OFFICERS

Lawrence Buck commented on traprock ridgelines.
Jeffrey Pierce commented. Chm. W. Lee Osborne
ruled that Item #5.1 would be continued. Atty.
Philip Karpel commented. On motion and second
by Comms. Anthony Vasiliou and James Fortuna
the Commission moved the public items up before
Old Business. Vote was unanimous.

ITEM 2
DISCUSSION WITH
PUBLIC ON ITEMS ON
AGENDA

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

ITEM 5
P.H. TAPE RECORDING

Comm. William Holley read the public hearing legal
notice into the record. On motion and second by Comms.
James Fortuna and Anthony Vasiliou the Commission
continued the public hearing for a proposed Zoning Code
text amendment to add Section 45 Trap Rock Ridge
Protection Regulations relating to Mount Higby and

ITEM 5.1
CONTINUED P.H.
PROPOSED ZONING CODE
TEXT AMENDMENT TO
ADD SECTION 45 TRAP
ROCK RIDGE PROTECTION

Lamentation Mountain in the Westfield Section of the City. Vote was unanimous. Applicant/agent City of Middletown Conservation Commission Z97-8

REGULATIONS RELATING TO MOUNT HIGBY AND LAMENTATION MOUNTAIN IN THE WESTFIELD SECTION OF THE CITY

On motion and second by Comms. Anthony Vasiliou and James Fortuna the Commission continued the public hearing for a proposed Special Exception for an adaptive historic reuse to convert an existing apartment building at 154 and 160 Washington Street to a new use as apartments and professional and business offices. Vote was unanimous. Applicant/agent S & M Properties, LLC/Philip F. Karpel, Esquire SE97-15

ITEM 5.2
CONTINUED P.H. PROPOSED SPECIAL EXCEPTION FOR AN ADAPTIVE HISTORIC REUSE TO CONVERT AN EXISTING APARTMENT BUILDING AT 154 AND 160 WASHINGTON STREET TO A NEW USE AS APARTMENTS AND PROFESSIONAL AND BUSINESS OFFICES

On motion and second by Comms. Anthony Vasiliou and James Fortuna the Commission continued the public hearing date for a proposed Special Exception to convert an existing building located at 89-91 Broad Street from a residence to a dental office/residence. Vote was unanimous. Applicant/agent William McF. Bridgeford, Jr., DDS/Hagel & Assoc. Real Estate Co. SE97-17

ITEM 5.3
CONTINUED P.H. FOR A PROPOSED SPECIAL EXCEPTION TO CONVERT AN EXISTING BUILDING LOCATED AT 89-91 BROAD STREET FROM A RESIDENCE TO A DENTAL OFFICE/RESIDENCE

On motion and second by Comms. Anthony Vasiliou and James Fortuna the Commission continued the public hearing for a proposed Zoning Code text amendment to modify Section 60.02.03 Conversion of existing residential buildings to a different number of dwelling units. Vote was unanimous. Applicant/agent John M. Termine/Attorney Philip F. Karpel Z97-9

ITEM 5.4
CONTINUED P.H. FOR A PROPOSED ZONING CODE TEXT AMENDMENT TO MODIFY SECTION 60.02.03 CONVERSION OF EXISTING RESIDENTIAL BUILDINGS TO A DIFFERENT NUMBER OF DWELLING UNITS

On motion and second by Comms. Anthony Vasiliou and James Fortuna the Commission continued the public hearing for a proposed Special Exception to convert a residential home at 834 Newfield Street to professional offices and to construct an additional professional

ITEM 5.5
CONTINUED P.H. FOR A PROPOSED SPECIAL EXCEPTION TO CONVERT A RESIDENTIAL HOME AT

office building. Vote was unanimous. Applicant/agent Michael O'Brien for L.P.H. Inc. SE97-14

834 NEWFIELD STREET
TO PROFESSIONAL
OFFICES AND TO
CONSTRUCT AN
ADDITIONAL
PROFESSIONAL OFFICE
BUILDING

On motion and second by Comms. Anthony Vasiliou and James Fortuna the Commission granted a request for a two (2) year extension of the preliminary approval for the Jean Gullitti Subdivision located on Arbutus Street. Vote was unanimous. Applicant/agent Gullitti Builders, Inc. S92-16

ITEM 3.1
GRANTED REQUEST FOR
A TWO YEAR EXTENSION
OF THE PRELIMINARY
APPROVAL FOR THE
JEAN GULLITTI
SUBDIVISION LOCATED
ON ARBUTUS STREET

On motion and second by Comms. Anthony Vasiliou and James Fortuna the Commission granted final approval of the Deer Crossing Subdivision located off Sisk Street with the condition that all departmental comments be addressed and that a \$95,000 bond be posted. Vote was unanimous. Applicant/agent The Ravenswood Company, LLC/Dean B. Fiske, President S96-10

ITEM 3.2
GRANTED FINAL APPROVAL
WITH CONDITIONS OF
THE DEER CROSSING
SUBDIVISION LOCATED
OFF SISK STREET

On motion and second by Comms. Anthony Vasiliou and James Fortuna the Commission granted release of the cash bond for Russell Ridge Subdivision, Phase I, located off East Street. Vote was unanimous. On motion and second by Comms. Anthony Vasiliou and James Fortuna the Commission granted final approval of Russell Ridge Subdivision, Phase II, with the condition that all departmental comments be addressed and that a \$25,000 cash bond be posted. Vote was unanimous. Applicant/agent Jozus, Milardo & Thomasson S91-9, S92-14

ITEM 3.3
GRANTED RELEASE OF
THE CASH BOND FOR
RUSSELL RIDGE SUB-
DIVISION, PHASE I,
LOCATED OFF EAST
STREET. GRANTED FINAL
APPROVAL OF RUSSELL
RIDGE SUBDIVISION,
PHASE II

On motion and second by Comms. Anthony Vasiliou and James Fortuna the Commission modified the order of the items in order to schedule public hearing dates. Vote was unanimous. On motion and second by Comms. Anthony Vasiliou and James Fortuna the Commission scheduled a public hearing date of January 14, 1998 for a proposed Site Plan Review to alter an existing front porch and add a ramp for wheelchair access at 41 Lawn Avenue. Vote was unanimous. Applicant/agent Wesleyan

ITEM 4.2
SCHEDULED P.H.
1/14/98 PROPOSED SITE
PLAN REVIEW TO ALTER
AN EXISTING FRONT
PORCH AND ADD A RAMP
FOR WHEELCHAIR
ACCESS AT 41 LAWN
AVENUE

University/Vincent M. Marino, Esq. SPR97-89

On motion and second by Comms. Anthony Vasiliou and James Fortuna the Commission scheduled a public hearing date of January 14, 1998 for a proposed Zoning Code text amendment to add Section 55.04 A(4)d Bridges for Vehicular Access to property. Vote was unanimous. Proponent P & Z Dept. Z97-10

ITEM 4.4
SCHEDULED P.H.
1/14/98 PROPOSED ZONING
CODE TEXT AMENDMENT
TO ADD SECTION 55.04
A(4)d BRIDGES FOR
VEHICULAR ACCESS TO
PROPERTY

On motion and second by Comms. Anthony Vasiliou and James Fortuna the Commission scheduled a public hearing date of January 14, 1998 for a proposed amendment to the Subdivision Regulations to add Section 5.19.05 Bridges for Vehicular Access to Property. Vote was unanimous. Proponent P & Z Dept.

ITEM 4.5
SCHEDULED P.H.
1/14/98 PROPOSED
AMENDMENT TO THE
SUBDIVISION
REGULATIONS TO ADD
SECTION 5.19.05 BRIDGES
FOR VEHICULAR ACCESS

On motion and second by Comms. Anthony Vasiliou and James Fortuna the Commission scheduled a public hearing date of January 14, 1998 for a proposed Zoning Code text amendment to add Section 45a Wireless Communication Facilities. Vote was unanimous. Proponent P & Z Dept. Z97-11

ITEM 4.6
SCHEDULED P.H.
1/14/98 PROPOSED ZONING
CODE TEXT AMENDMENT
TO ADD SECTION 45A
WIRELESS
COMMUNICATION
FACILITIES

On motion and second by Comms. Anthony Vasiliou and James Fortuna the Commission scheduled a public hearing date of January 14, 1998 for a proposed Special Exception for construction of a 185 foot monopole and installation of associated antennae and equipment for up to three (3) wireless communication providers at the Dainty Rubbish facility at 90 Industrial Park Road. Vote was unanimous. Applicant/agent Omnipoint Communications, Inc./Thomas M. Gilligan SE97-18 UP

ITEM 4.7
SCHEDULED P.H.
1/14/98 PROPOSED
SPECIAL EXCEPTION FOR
CONSTRUCTION OF A 185
FOOT MONOPOLE AND
INSTALLATION OF
ASSOCIATED ANTENNAE
ANDEQUIPMENTFOR

TO THREE WIRELESS
COMMUNICATION
PROVIDERS AT THE
DAINTY RUBBISH FACILITY
AT 90 INDUSTRIAL PARK
ROAD

On motion and second by Comms. Anthony Vasiliou

ITEM 4.1

and James Fortuna the Commission tabled a request
PLANNING AND ZONING COMMISSION REGULAR MEETING NOVEMBER 25, 1997, 7:00
P.M. PAGE 5 OF 5

to change the use of a former beauty salon at 261
Ridge Road to a new use as a consignment shop.
Vote was unanimous. Applicant/agent Gerald E.
Augustine NC97-1

On motion and second by Comms. Anthony Vasiliou
and James Fortuna the Commission tabled a request
for interpretation of Section 61.01.37B of the Zoning
Code to allow a sales counter open to the public
as an accessory use at the NAPA Connecticut
Distribution Center at 1260 Newfield Street. Vote
was unanimous. Applicant/agent NAPA Connecticut
Distribution Center/Joseph A. Ferraro, General
Manager

The minutes of the October 8, 1997 meeting were tabled.

The minutes of the October 22, 1997 meeting were tabled.

There was no discussion.

There was no discussion.

Adjournment was at 7:35 P.M.

Respectfully submitted,

William Warner,

TABLED REQUEST TO
TO CHANGE THE USE OF
OF A FORMER BEAUTY
SALON AT 261 RIDGE ROAD
TO A NEW USE AS A
CONSIGNMENT SHOP

ITEM 4.3
TABLED REQUEST FOR
INTERPRETATION OF
SECTION 61.01.37B OF
THE ZONING CODE TO
ALLOW A SALES COUNTER
OPEN TO THE PUBLIC AS
AN ACCESSORY USE AT
THE NAPA CONNECTICUT
DISTRIBUTION CENTER
AT 1260 NEWFIELD STREET

ITEM 6.1
TABLED MINUTES OF
THE 10/8/97 MEETING

ITEM 6.2
TABLED MINUTES OF
THE 10/11/97 MEETING

ITEM 6.3a, b, c
CIP PLANNING
NEWFIELD STREET
(CT RT. 3) CORRIDOR
STUDY
PLAN OF DEVELOPMENT
UPDATE

ITEM 7
DISCUSSION WITH
PUBLIC

ITEM 8
ADJOURNMENT

Director of Planning