

Chw. Annabel Resnisky, 2nd Vice-Chm. Leslie Adams,
Jr., Anthony Szalkewicz, Judy Pehota, Sara Vecchitto,
Evelyn Russo, Martin Reardon

BOARD MEMBERS
PRESENT

Sheila Walsh

BOARD MEMBERS
ABSENT

William Warner, Director

STAFF

There were approximately five members of the public.

PUBLIC

The Board recommended sending a letter of thanks for
Steven Weiss, who resigned, and buying him something.

ITEM 1
ROLL TAKING

On motion and second by Board Members Sara Vecchitto
and Judy Pehota the Board approved the minutes of the
October 11, 2001 meeting. Vote was unanimous.

ITEM 2.1
APPROVED THE MINUTES
OF THE 10/11/01 MEETING

The Board relaxed the rules and allowed Lawrence McHugh,
President of the Middlesex County Chamber of Commerce,
to speak out of order as he had another meeting to attend.
He spoke in support of the proposed hotel.

Guglielmo DeBiasio and C. Stoddard were present.
William Warner summarized the issues. Board Member
Evelyn Russo questioned the issue. William Warner
summarized. Atty. D. DeMerchant indicated that the
neighbors have hired a surveyor. Guglielmo DeBiasio
questioned adverse possession. C. Stoddard spoke on the
willingness to agree to dispute. Lengthy discussion ensued
on location of the disputed land. Atty. D. DeMerchant spoke
regarding the driveway and the grading. William Warner
commented. Atty. D. DeMerchant once again requested that
the issue be tabled. C. Stoddard continued. Board Member
Judy Pehota questioned Atty. DeMerchant. Lengthy dis-
cussion ensued on the property line, the driveway and the
grading required. On motion and second by Board Members
Leslie Adams and Judy Pehota, the Board closed the public
hearing. Vote was unanimous. On motion and second by
Board Members Judy Pehota and Anthony Szalkewicz
the Board granted a variance to Section 44.08.27 with
regard to the frontage requirements for a rear lot in the
R-15 zone at 197 Poplar Road. Vote was unanimous.
Applicant/agent Guglielmo DeBiasio ZBA2001-12

ITEM 3.1
GRANTED A VARIANCE
TO SECTION 44.08.27 WITH
REGARD TO THE FRONT-
AGE REQUIREMENTS FOR
A REAR LOT IN THE R-15
ZONE AT 197 POPLAR
ROAD

Paul Hill, the engineer for Coca-Cola, explained the
proposed addition for a receiving dock. Board Member
Evelyn Russo questioned the size of the dock. Paul Hill
responded. William Warner indicated that all the de-
partments have signed off. Board Member Leslie Adams
questioned the unloading methods. Board Member Judy
Pehota questioned the need for a variance and the setback.

ITEM 3.2
GRANTED A VARIANCE
TO SECTION 23.02A WITH
REGARD TO THE SIDE
YARD REQUIREMENTS
FOR A PROPOSED
LOADING DOCK AT THE

Paul Hill responded on the setbacks and maneuvering. No one spoke in opposition. On motion and second by Board Members Anthony Szalkewicz and Judy Pehota the Board closed the public hearing. Vote was unanimous. On motion and second by Board Member Anthony Szalkewicz and Martin Reardon the Board granted a variance to Section 23.02A with regard to the side yard requirements for a proposed loading dock at the Coca-Cola Bottling Co. facility at 310-320 South Main Street. Vote was unanimous. Applicant/agent Coca-Cola Bottling Company of Northern New England, Inc. ZBA2001-13

COCA-COLA BOTTLING
CO. FACILITY AT 310-320
SOUTH MAIN STREET

Councilman Stephen Gionfriddo and Mayor Dominique Thornton spoke in complete support of the project. Atty. Michael Dowley and S. Hanson explained the proposal for the variance, the need for valet parking and the fire lane. S. Hanson explained the hardship that exists and the features of the hotel. Board Member Judy Pehota questioned stacking into the street. S. Hanson indicated the Police Department had a condition to insure adequate stacking. Board Member Evelyn Russo questioned cars on the sidewalks. Atty. Michael Dowley responded at length on pedestrian access. Board Member Martin Reardon questioned fencing, new fencing, flags and mortars. Board Member Sara Vecchitto questioned monuments. Board Member Martin responded. B. Lazzitto spoke in support of the plan and indicated he was speaking for the neighboring property. No one spoke in opposition. On motion and second by Board Members Leslie Adams and Judy Pehota the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Anthony Szalkewicz and Leslie Adams the Board granted a variance to Section 32.03 to allow a circular driveway access on Main Street to accommodate valet parking for the proposed hotel at the former Armory. Vote was unanimous. Applicant/agent Middletown Hotel Associates Limited Partnership/Atty. Michael Dowley ZBA2001-14

ITEM 3.3
GRANTED A VARIANCE
TO SECTION 32.03 TO
ALLOW A CIRCULAR
DRIVEWAY ACCESS ON
MAIN STREET TO AC-
COMMODATE VALET
PARKING FOR THE
PROPOSED HOTEL AT
THE FORMER ARMORY

There was no Old Business.

ITEM 4
OLD BUSINESS

There was no New Business.

ITEM 5

The Board adjourned at 7:30 P.M.

ITEM 6
ADJOURNMENT

Respectfully submitted,
William Warner
Director of Planning, Conservation and Development