

Comm. Barbara Plum, Comm. James Fortuna, Comm. Andrew Rak, Comm. Carl Bolz, Comm. John Pieper, Comm. William Wilson, Comm. Deborah Kleckowski, Comm. Sebastian Scalora, Comm. Stephen Shapiro

MEMBERS  
PRESENT

Comm. Steven Gadowski, Mayor Dominique 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

Atty. Michael Dowley commented on Ravenswood. Chw. Barbara Plum ruled him out of order. William Warner commented. Comm. Carl Bolz feels the City Attorney should review and made a motion to move this to Item #8. Comm. William Wilson seconded. The motion passed unanimously.

ITEM 2  
DISCUSSION WITH  
PUBLIC

On motion and second by Comms. Carl Bolz and William Wilson the Commission went into executive session and moved to Room 208. Vote was unanimous. On motion and second by Comms. Carl Bolz and Andrew Rak the Commission came out of executive session and resumed the regular meeting. Vote was unanimous.

ITEM 2a  
EXECUTIVE  
SESSION

M. Bromberg opened the presentation. Comm. Stephen Shapiro left the meeting at 8:52 p.m. Douglas Bennett spoke on behalf of Wesleyan University. J. Dresser, a trustee, spoke. A video of Town Gown played. M. Bromberg continued and indicated he is committed to selling ten (10) houses over the next ten (10) years in the Village District. J. Topshe commented on parking and traffic. John Mullin explained the zoning changes using a power point presentation displaying the changes. Peter Patton made closing remarks. From the public, Eleanor Kelsey indicated she hadn't reviewed the campus plan and referenced the Porier case. J. Hettrick of Home Avenue spoke in support on behalf of A.W.A.R.E. Lawrence Buck spoke in opposition because the overlay zone is based on the Porier case. Katherine Johnson indicated her concerns over the Downtown Village District (DVD) zone. Eleanor Kelsey commented on technical concerns. Comm. William Wilson questioned the Porier case. William Warner commented. Comm. Carl Bolz questioned zoning. On motion and second by Comms. Carl Bolz and William Wilson the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Carl Bolz and William Wilson the Commission

ITEM 3.1  
ADOPTED ZONING  
CODE TEXT AMEND-  
MENTS TO MODIFY  
SECTION 30 IN-  
STITUTIONAL  
DEVELOPMENT  
ZONE, MODIFY  
SECTION 39d.08  
DOWNTOWN  
VILLAGE DISTRICT  
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 A-

adopted Zoning Code text amendments to modify Section 30 Institutional Development zone, modify Section 39d.08 Downtown Village District Criteria for Determination, modify Section 61.01.41 Institutions, add Section 16.09.02 Institutional Use, add Section 51.02.18 Bus stop passenger shelters and adopted a Zoning Map amendment of properties located on Lawn Avenue from R-15 Residential to ID Institutional Development with an effective date Of December 31, 2003. Vote was unanimous. Applicant/agent Wesleyan University/Mullin Associates-Zenia Kotval & John Mullin Z2003-10

On motion and second by Comms. William Wilson and Andrew Rak the Commission approved a request for reduction of the cash bond for Saddle Ridge Subdivision, Phase II, to \$22,000. Vote was unanimous. Applicant/agent Luby Olson, P.C./Kenneth W. Mango S2000-16

On motion and second by Comms. William Wilson and Andrew Rak the Commission approved a request for reduction of the cash bond for Saddle Ridge Subdivision, Phase III, to \$58,000. Vote was unanimous. Applicant/agent Luby Olson, P.C./Kenneth W. Mango S2001-22

On motion and second by Comms. William Wilson and Andrew Rak the Commission approved a reduction of the cash bond for the Pinehurst at Pistol Creek Subdivision to \$50,000. Vote was unanimous. Applicant/agent Gordon Phillips, Manager, Pinehurst Associates, LLC S2000-12

William Warner explained. On motion and second by Comms. Carl Bolz and William Wilson the Commission scheduled a public hearing date of January 14, 2004 for a proposed Zoning Code text amendment to modify Section 61.02.28 Recreation (commercial) to allow the use in the NPC zone by Special Exception. Vote was unanimous. Applicant/agent William W. Ferguson, Jr. Z2003-11

ADOPTED A ZONING MAP AMENDMENT OF PROPERTIES LOCATED ON LAWN AVENUE FROM R-15 RESIDENTIAL AND MX MIXED USE TO ID INSTITUTIONAL DEVELOPMENT WITH AN EFFECTIVE DATE OF 12/31/03

ITEM 4.1  
APPROVED A REQUEST FOR REDUCTION OF THE CASH BOND FOR SADDLE RIDGE, PHASE II

ITEM 4.2  
APPROVED A REQUEST FOR REDUCTION OF THE CASH BOND FOR SADDLE RIDGE, PHASE III

ITEM 4.3  
APPROVED A REDUCTION OF THE CASH BOND FOR THE PINEHURST AT PISTOL CREEK SUBDIVISION

ITEM 5.1  
SCHEDULED P.H. 1/14/2004 FOR A PROPOSED ZONING CODE TEXT AMENDMENT TO MODIFY SECTION 61.02.28 RECREATION (COMMERCIAL) TO ALLOW THE USE IN THE NPC ZONE BY SPECIAL

Chw. Barbara Plum commented on review of the plans. On motion and second by Comms. Carl Bolz and William Wilson the Commission scheduled a public hearing date of January 14, 2004 for a proposed Special Exception for 40,000 square feet of greenhouse space on the property of Barbara Eddinger located at 359 Chamberlain Road. Vote was unanimous. Applicant/agent Joshua Eddinger SE2003-13

EXCEPTION

ITEM 5.2  
SCHEDULED P.H.  
1/14/2004 FOR A  
PROPOSED SPECIAL  
FOR 40,000 SQUARE  
FEET OF GREEN-  
HOUSE SPACE ON  
THE PROPERTY OF  
BARBARA EDDINGER  
LOCATED AT 359  
CHAMBERLAIN  
ROAD

William Warner explained the application. On motion and second by Comms. Carl Bolz and Andrew Rak the Commission scheduled a public hearing date of January 14, 2004 for a proposed Special Exception for financial institution for tax preparation and service in the B-1 zone at 608 Main Street. Vote was unanimous. Applicant/agent Joseph Brislin/Dowley and Associates SE2003-14

ITEM 5.3  
SCHEDULED P.H.  
1/14/2004 FOR A  
PROPOSED SPECIAL  
EXCEPTION FOR  
FINANCIAL IN-  
STITUTION FOR TAX  
PREPARATION AND  
SERVICE IN THE  
B-1 ZONE AT 608  
MAIN STREET

On motion and second by Comms. Carl Bolz and Andrew Rak the Commission scheduled a public hearing date of January 14, 2004 for a proposed Special Exception to allow soccer fields and associated parking on the west side of Country Club Road across from Moody School and adjacent to the Trilogy Estates Subdivision. Vote was unanimous. Applicant/agent City of Middletown/Middletown Youth Soccer, Inc. SE2003-15

ITEM 5.4  
SCHEDULED P.H.  
1/14/2004 FOR A  
PROPOSED SPECIAL  
EXCEPTION TO  
ALLOW SOCCER  
FIELDS AND  
ASSOCIATED PARK-  
ING ON THE WEST  
SIDE OF COUNTRY  
CLUB ROAD ACROSS  
FROM MOODY  
SCHOOL AND AD-  
JACENT TO THE  
TRILOGY ESTATES  
SUBDIVISION

A motion to approve the minutes of the November 13, 2003 regular meeting was made by Comm. Andrew Rak and seconded by Comm. James Fortuna. The motion passed unanimously with Comm. William Wilson abstaining.

ITEM 6.1  
APPROVED THE  
MINUTES OF THE  
11/13/03 MEETING

There was no report.

ITEM 6.2  
ZEO REPORT

This item was tabled until the next meeting.

ITEM 6.3  
REVIEW AND  
APPROVAL OF  
THE COMMISSION  
BYLAWS

Chw. Barbara Plum questioned time frames and special exception time frames. Comm. Andrew Rak questioned Lyceum Road outflow. Thomas Nigosanti, Chief Engineer responded. Comm. John Pieper submitted an article from the Hartford Courant.

ITEM 6.4  
COMMISSION  
AFFAIRS

Atty. Michael Dowley commented on subdivision appeals for the Ravenswood and Liberty Hill Subdivisions and feels a notice of appeal of the Ravenswood Subdivision should be filed on the land records. Eleanor Kelsey commented on the Porier case.

ITEM 8  
DISCUSSION  
WITH PUBLIC

On motion and second by Comms. James Fortuna and Andrew Rak the Commission adjourned the meeting at 10:36 p.m.

ITEM 7  
ADJOURNMENT

Respectfully submitted,

William Warner, AICP  
Director of Planning, Conservation and Development