

PLANNING AND ZONING COMMISSION REGULAR MEETING DECEMBER 12, 2007, 7:00 P.M. PAGE 1 OF 4

Comm. Barbara Plum, Comm. Les Adams, Comm. James Fortuna, Comm. Cynthia Jablonski, Comm. Richard Pelletier, Comm. Catherine Johnson, Comm. Ronald Borelli, Comm. Quentin W. Phipps, Comm. Matthew Lesser

MEMBERS
PRESENT

Comm. Deborah Kleckowski, Mayor Sebastian N. Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
ABSENT

William Warner, Director

STAFF

There were approximately two (2) 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

No one from the public spoke.

ITEM 2
DISCUSSION
WITH PUBLIC

On motion and second by Comms. James Fortuna and Les Adams the Commission accepted withdrawal of 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
ACCEPTED
WITHDRAWAL
OF A PRO-
POSED 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

On motion and second by Comms. James Fortuna and Richard Pelletier the Commission approved a request for reduction of the cash bond to \$43,000 for the South Gate Subdivision located off Arbutus Street. Vote was unanimous. Applicant/agent Arbutus Street, LLC S2007-2

ITEM 4.1
APPROVED A
REQUEST FOR
REDUCTION OF
THE CASH BOND
FOR THE SOUTH
GATE SUB-
DIVISION LO-
CATED OFF
ARBUTUS
STREET

On motion and second by Comms. James Fortuna and Les Adams the Commission approved a reduction of the cash bond to \$5,000 for the Bear Pond Subdivision located off Sachem Drive. Vote was

ITEM 4.2
APPROVED A
REQUEST FOR

unanimous. Applicant/agent Atty. Michael Dowley S2002-8

G. Cherry explained the modifications proposed on the latest plan. Chw. Barbara Plum questioned the modifications. Comm. Catherine Johnson questioned the elimination of the curb cuts and the purpose of the garage. Chw. Barbara Plum commented on the building of the garage without a permit. Lengthy discussion ensued on the changes and the previous approvals. On motion and second by Comms. Quentin Phipps and Les Adams the Commission tabled a request for modification to the Special Exception approval with regard to a proposed garage and the elimination of a curb cut for the new Cross Street AME Zion Church located at the intersection of West and Wadsworth Streets with the condition that a temporary certificate of occupancy be issued and a revised plan be submitted. Vote was unanimous. Applicant/agent Cross Street AME Zion Church SE2004-6

ITEM 4.3
TABLED A
REQUEST
FOR
MODIFICATION
TO THE
SPECIAL EX-
CEPTION AP-
PROVAL WITH
REGARD TO
A PROPOSED
GARAGE AND
THE ELIMI-
NATION OF A
CURB CUT
FOR THE NEW
CROSS STREET
AME ZION
CHURCH LO-
CATED AT THE
INTERSECTION
OF WEST AND
WADSWORTH
STREETS

On motion and second by Comms. James Fortuna and Les Adams the Commission scheduled a public hearing date of January 9, 2008 for a proposed Special Exception to divide the property located at 42 Silver Street into two (2) parcels with less than the required frontage and area and to construct a two family dwelling on the newly created lot. Vote was unanimous. Applicant/agent Al, Paul and JoAnn Bellamo SE2007-17

ITEM 5.1
SCHEDULED
P.H. 1/9/08
FOR A PRO-
POSED
SPECIAL EX-
CEPTION TO
DIVIDE THE
PROPERTY
LOCATED AT
42 SILVER
STREET INTO
TWO PARCELS
WITH LESS
THAN THE
REQUIRED
FRONTAGE
AND AREA
AND TO CON-
STRUCT A
TWO FAMILY

On motion and second by Comms. James Fortuna and Les Adams the Commission tabled a proposed Site Plan Review to construct a 201,190 sq. ft. industrial building on Lot #20A at the end of the cul-de-sac on Kenneth Dooley Drive and adjacent to Timber Ridge Road. Vote was unanimous. Applicant/agent Kenneth Dooley Holdings, LLC/The LRC Group, LLC SPR2007-285

DWELLING ON
THE NEWLY
CREATED LOT

ITEM 5.2
TABLED A
PROPOSED
SITE PLAN RE-
VIEW TO CON-
STRUCT A 201,
190 SQ. FT. IN-
DUSTRIAL
BUILDING ON
LOT #20A AT
THE END OF
THE CUL-DE-
SAC ON KEN-
NETH DOOLEY
DRIVE AND
ADJACENT
TO TIMBER
RIDGE ROAD

On motion and second by Comms. James Fortuna and Les Adams the Commission scheduled a public hearing date of January 9, 2008 for a proposed two (2) lot resubdivision of the property of Middletown Elks Home Corporation located between Clew Drive, Maynard Street, Saybrook Road and Tryon Street. Vote was unanimous. Applicant/agent Middletown Elks Home Corporation/Michael F. Dowley & Associates S2007-10

ITEM 5.3
SCHEDULED
P.H. 1/9/08
FOR A PRO-
POSED TWO
LOT RESUB-
DIVISION OF
THE PROPERTY
OF MIDDLE-
TOWN ELKS
HOME CORPOR-
ATION LOCATED
BETWEEN CLEW
DRIVE, MAY-
NARD STREET,
SAYBROOK
ROAD AND
TRYON STREET

On motion and second by Comms. James Fortuna and Richard Pelletier the Commission scheduled a public hearing date of January 23, 2008 for a proposed Special Exception to construct Building #7 as part of the Nohl Crest III multi-family dwellings located off George Street. Vote was unanimous with Comm. Les Adams abstaining. Applicant/agent Shipman, Sosensky, Randich & Marks, LLC/Atty. Robin Messier Pearson SE2007-8

ITEM 5.4
SCHEDULED
P.H. 1/23/08
FOR A PRO-
POSED SPECIAL
EXCEPTION
TO CONSTRUCT
BUILDING #7
AS PART OF
THE NOHL
CREST III
MULTI-FAMILY

DWELLINGS
LOCATED OFF
GEORGE
STREET

On motion and second by Comms. James Fortuna and Les Adams the Commission approved the minutes of the November 14, 2007 regular meeting. Vote was unanimous.

ITEM 6.1
APPROVED THE
MINUTES OF
THE 11/14/07
REGULAR MEET-
ING

William Warner commented. Comm. Les Adams complimented the Zoning Enforcement Officer on his report

ITEM 6.2
ZEO REPORT

Motions to appoint Chw. Barbara Plum to the Citizens Advisory Committee and to the Parking Authority was made and seconded. Vote was unanimous. A motion to appoint Comm. Catherine Johnson to the MidState Regional Planning Committee was made and seconded. Vote was unanimous.

ITEM 6.3
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 8:04 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development