

Chm. W. Lee Osborne, Comm. Carl Bolz, Comm. Ron Klattenberg, Comm. Anthony J. Vasiliou, Comm. Corrine Dorsey, Comm. Jeffrey Pierce, Comm. Carl Chisem, Comm. James Fortuna, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
PRESENT

Comm. John Perzan, Comm. William Hohenstein, Jr., Mayor Maria Madsen Holzberg, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Planning Director

STAFF

There were approximately thirty members of the public.

PUBLIC

Chm. W. Lee Osborne called the meeting to order at 7:05 P.M. Comm. Carl Chisem was seated for absent Comm. John Perzan. A motion to nominate Temporary Chm. W. Lee Osborne as Chairman was made by Comm. Carl Bolz and seconded by Comm. Ron Klattenberg. A motion to close the nomination was made by Comm. Anthony Vasiliou and seconded by Comm. Carl Bolz. The first motion passed unanimously. A motion to nominate Comm. Anthony Vasiliou as Vice-Chairman was made by Comm. Carl Bolz and seconded by Comm. Jeffrey Pierce. Comm. Ron Klattenberg questioned who sits when voting. Chm. W. Lee Osborne read from the State Statutes. Comm. Corrine Dorsey nominated Comm. Ron Klattenberg. No one seconded. A motion to close the nomination was made by Comm. Anthony Vasiliou and seconded by Comm. Carl Bolz. The first motion passed unanimously. A motion to nominate Comm. Ron Klattenberg as Secretary was made by Comm. Carl Bolz and seconded by Comm. Anthony Vasiliou. Comm. Jeffrey Pierce nominated Comm. Carl Bolz. No one seconded. A motion to close the nomination was made by Comm. Anthony Vasiliou and seconded by Comm. Jeffrey Pierce. The first motion passed unanimously. Comm. Ron Klattenberg requested the seat for Midstate Regional Planning Agency. Comm. Carl Chisem requested the seat for the Parking Authority. Comms. James Fortuna and Corrine Dorsey both requested the seat for the Citizen Advisory Council.

ITEM 1.1
APPOINTED CHAIR,
VICE-CHAIR, AND
SECRETARY

On motion and second by Comms. Anthony Vasiliou and Carl Bolz the Commission affirmed the appointments for Midstate Regional Planning Agency and the Parking Authority. Vote was unanimous. The Commission unanimously appointed Comm. Corrine Dorsey to the Citizens Advisory Council.

On motion and second by Comms. Carl Bolz and Ron Klattenberg the Commission approved the minutes of the 11/29/95 meeting. Vote was unanimous with Comm. Anthony Vasiliou abstaining.

ITEM 2.1
APPROVED MINUTES
OF 11/29/95 MEETING

Chm. W. Lee Osborne explained the purpose of the ZEO Sign Report.

ITEM 3.1
EXPLAINED PURPOSE
OF ZEO SIGN REPORT

Chm. W. Lee Osborne requested an explanation from staff regarding the ZEO Monthly Report. Staff explained. On motion and second by Comms. Carl Bolz and Anthony Vasiliou the Commission approved the ZEO Monthly Report.

ITEM 3.2
APPROVED ZEO
MONTHLY REPORT

Chm. W. Lee Osborne moved Items #3.3 and 3.4 until later in the meeting.

ITEMS 3.3/3.4
MOVED ITEMS UNTIL
LATER IN THE MEETING

A motion to release all but \$10,000 of the cash bond for the Talcott Ridge Subdivision with the condition that the Public Works comment be addressed was made by Comm. Anthony Vasiliou and seconded by Comm. Carl Bolz. Discussion ensued. The motion was unanimously approved by roll call. Chm. W. Lee Osborne explained the duties of the Secretary. Applicant/agent Farmers & Mechanics Bank/ Paul J. LaMonica, Vice President S87-17

ITEM 4.1
GRANTED PARTIAL
RELEASE OF THE
CASH BOND WITH
CONDITIONS FOR THE
TALCOTT RIDGE
SUBDIVISION

William Warner indicated that the applicant requested a withdrawal. On motion and second by Comms. Anthony Vasiliou and Carl Bolz the Commission accepted withdrawal of a request for a two year extension of the preliminary approval for the Gullitti Builders Subdivision located east of Arbutus Street and south of the Royal Order of Moose property that fronts on Randolph Road. Vote was unanimous. Applicant/agent Jean P. Gullitti S92-16

ITEM 4.2
ACCEPTED WITH-
DRAWAL OF A REQUEST
FOR A TWO YEAR
EXTENSION OF THE
PRELIMINARY
APPROVAL FOR THE
GULLITTI BUILDERS
SUBDIVISION EAST OF
ARBUTUS STREET

William Warner explained. A motion to grant final approval for a portion of West Wynd Terrace and Gibson Lane in The Meadows at Riverbend Subdivison, Section III with the condition that a cash bond in the amount of \$66,500 be set and that all departmental comments be addressed was made by Comm. Carl Bolz and seconded by Comm. Anthony Vasiliou. The motion was unanimously approved by roll call. Applicant/agent Tuttle Road Associates/Robert C. Fusari, President S93-3

ITEM 4.3
GRANTED FINAL APPROVAL WITH CONDITIONS FOR A PORTION OF WEST WYND TERRACE AND GIBSON LANE IN THE MEADOWS AT RIVERBEND, SECTION III

William Warner explained. Atty. Frank St. John requested that staff be authorized to release \$40,000 when the work has been completed. Discussion ensued. The Commission disagreed. A motion to grant final approval for Wesleyan Hills PRD, Red Area, Section III, Phase II with the condition that a cash bond in the amount of \$70,000 be set and that all departmental comments be addressed was made by Comm. Carl Chisem and seconded by Comm. Anthony Vasiliou. The motion was unanimously approved by roll call. Applicant/agent Atty. Frank St. John PRD

ITEM 4.4
GRANTED FINAL APROVAL WITH CONDITIONS FOR WESLEYAN HILLS PRD, RED AREA, SECTION III, PHASE II

On motion and second by Comms. Anthony Vasiliou and Carl Bolz the Commission scheduled a public hearing date of January 10, 1996 for a proposed Zoning Map amendment to rezone a piece of property located between Maynard Street, Clew Drive and Saybrook Road known as the Elks Lodge #771 from RPZ Residential Pre Zoning to TD Transitional Development. Vote was unanimous. Applicant/agent Middletown Elks Home Corporation Z95-18

ITEM 5.1
SCHEDULED P.H.
1/10/96 PROPOSED ZONING MAP AMENDMENT TO REZONE A PIECE OF PROPERTY BETWEEN MAYNARD STREET, CLEW DRIVE, AND SAYBROOK ROAD FROM RPZ TO TD

On motion and second by Comms. Anthony Vasiliou and Carl Bolz the Commission scheduled a public hearing date of January 10, 1996 for a proposed Special Exception for a continuation of an existing non-conforming use as a contractor public utility storage and work area and a Special Exception for property located within the 100 year flood plain on Mill Street. Vote was unanimous. Applicant/agent Joseph H. Mylchreest, Inc./David B. Mylchreest, C.E. SE95-19

ITEM 5.2
SCHEDULED P.H.
1/10/96 PROPOSED SPECIAL EXCEPTION FOR CONTINUATION OF AN EXISTING NON-CONFORMING USE ON MILL STREET

On motion and second by Comms. Anthony Vasiliou and Carl Bolz the Commission scheduled a public hearing date of January 10, 1996 for a proposed two lot subdivision of the Matthew and Barbara Abrams property at 272 Chamberlain Hill Road, west of Bartholomew Road and near the Haddam town line. Vote was unanimous. Applicant/agent Matthew and Barbara Abrams S95-18

ITEM 5.3
SCHEDULED P.H.
1/10/96 PROPOSED TWO
LOT SUBDIVISION OF
THE ABRAMS PROPERTY
AT 272 CHAMBERLAIN
HILL ROAD

On motion and second by Comms. Anthony Vasiliou and Carl Bolz the Commission scheduled a public hearing date of January 10, 1996 for a proposed six lot subdivision with a Special Exception for rear lots to be located south of Round Hill Road and east of Talcott Ridge Road, to be known as Cherry Hill Farms. Vote was unanimous with Comm. Ron Klattenberg abstaining. Applicant/agent John J. Cellino/Edward B. Wenners, PE S95-19

ITEM 5.4
SCHEDULED P.H.
1/10/96 PROPOSED SIX
LOT SUBDIVISION WITH
SPECIAL EXCEPTION TO
BE LOCATED SOUTH OF
ROUND HILL ROAD AND
EAST OF TALCOTT
RIDGE ROAD

On motion and second by Comms. Anthony Vasiliou and Carl Bolz the Commission scheduled a public hearing date of January 24, 1996 for a proposed Special Exception for construction of a new building to be used as a car dealership and a parking lot within the 100 year floodplain at 1158 Newfield Street. Vote was unanimous. Applicant/agent Stanley Staron/Michael F. Dowley, Attorney SE95-20

ITEM 5.5
SCHEDULED P.H.
1/24/96 PROPOSED
SPECIAL EXCEPTION
FOR CONSTRUCTION OF
A NEW BUILDING AND
PARKING LOT AT 1158
NEWFIELD STREET

On motion and second by Comms. Anthony Vasiliou and Carl Bolz the Commission scheduled a public hearing date of January 10, 1996 for a proposed two lot subdivision of the Estate of Minnie Mazzotta located at the northwestern corner of Pine Street and Randolph road. Vote was unanimous. Applicant/agent Estate of Minnie Mazzotta-Carl Mazzotta, Trustee/R. A. Bascom, L.S. S95-20

ITEM 5.6
SCHEDULED P.H.
1/10/96 PROPOSED TWO
LOT SUBDIVISION OF
THE MINNIE MAZZOTTA
PROPERTY AT THE
CORNER OF PINE
STREET AND RANDOLPH
ROAD

On motion and second by Comms. Anthony Vasiliou and Carl Bolz the Commission scheduled a public hearing date of January 24, 1996 for a proposed Zoning Code text amendment to add Section 61.02.33 Light Manufacturing. Vote was unanimous. Applicant/agent Middletown Realty Associates Limited Partnership/Michael F. Dowley, Esquire Z95-19

ITEM 5.7
SCHEDULED P.H.
1/24/96 PROPOSED
ZONING CODE TEXT
AMENDMENT TO ADD
SECTION 61.02.33 LIGHT
MANUFACTURING

Ann Hadley made her presentation regarding erosion and sedimentation controls and non point source pollution controls.

ITEM 3.3
PRESENTATION BY
ANN HADLEY

William Warner explained the purpose. Guy Russo and Richard Dimmock commented on the Water/Sewer Department review process. Guy Russo commented on problems, i.e. lack of As-Builts, grinder pumps, water pressure pumps, the need for two water storage tanks, and the moving of the treatment plant to the Laurel Brook Reservoir. Salvatore Fazzino, Director of Public Works, is to speak at the January 24, 1996 meeting.

ITEM 3.4
WORKSHOP WITH CITY
DIRECTORS ON
DEVELOPMENT PROCESS

Chm. W. Lee Osborne started the Bylaw discussion. He feels the items which will be brought in line with the Charter should be voted on tonight. The other items should be put off for consideration on how the meetings currently proceed. Comm. Ron Klattenberg explained the amendments to the By-laws article by article. The proposed amended By-laws are hereby incorporated as part of these minutes. Staff and the Chairman commented periodically. Comm. Anthony Vasiliou commented on the amendments which he proposed which are also incorporated into these minutes. Chm. W. Lee Osborne requested a motion to adopt the amendments to the Charter related amendment to Article I and IV with exception to Section 3 of Article IV. A motion by Comm. Ron Klattenberg and seconded by Comm. Carl Bolz to approve passed unanimously. Discussion ensued on the non Charter required amendments. A motion by Comm. Anthony Vasiliou and seconded by Comm. Jeffrey Pierce to table Article IV Section 3 passed unanimously. A motion was made by Comm. Ron Klattenberg and seconded by Comm. Carl Bolz to approve Article IV Section I. Comm. Anthony Vasiliou commented on reviewing the By-laws and feels it should remain. He offered a friendly amendment. Comm. Ron Klattenberg accepted the amendment. The motion as amended passed unanimously. A motion was made by Comm. Ron Klattenberg and seconded by Comm. Corrine Dorsey to approve Section 3 as proposed. Discussion ensued on alternate voting status. Comm. Ron Klattenberg withdrew the motion. Comm. Jeffrey Pierce feels the problem is the amendment presentation was not clear. A motion by Comm. Anthony Vasiliou and seconded by Comm. Carl Bolz to table Section 3 pending a legal

ITEM 3.5
DISCUSSION ON
AMENDMENTS TO THE
BY-LAWS

opinion by the City Attorney considering statutes and charters by the next meeting passed unanimously. A motion by Comm. Ron Klattenberg and seconded by Comm. Corrine Dorsey to approve Section 5 passed unanimously. Comm. Ron Klattenberg had a problem with the term limits in Section 5. Comm. Carl Bolz commented on looking for a compromise of possibly four (4) to six (6) years. Comm. Anthony Vasiliou responded about the need for a turnover in Chairs. Chm. W. Lee Osborne commented. Comm. Corrine Dorsey feels she agrees against the limits. A motion to approve Article VI Section 5 was made by Comm. Anthony Vasiliou and seconded by Comm. Jeffrey Pierce. The motion failed with Comms. Corrine Dorsey, Jeffrey Pierce and Anthony Vasiliou in favor and Comms. W. Lee Osborne, Ron Klattenberg, Carl Bolz, Carl Chisem, and James Fortuna opposed. A motion was made by Comm. Ron Klattenberg to approve Article VII Sections 3 and 4 and seconded by Comm. Carl Bolz. Comm. Anthony Vasiliou questioned the amendment. Chm. W. Lee Osborne responded. Discussion ensued. Comm. Ron Klattenberg withdrew the motion. A motion by Comm. Anthony Vasiliou and seconded by Comm. Jeffrey Pierce to table passed unanimously. Comm. Jeffrey Pierce questioned Article VII Section 2 and the minority representation. Chm. W. Lee Osborne commented that political affiliation does not apply. A motion by Comm. Anthony Vasiliou and seconded by Comm. Ron Klattenberg to approve all gender promotional changes passed unanimously. A motion to approve Article VII Section 6 was made by Comm. Ron Klattenberg and seconded by Comm. Carl Bolz. The motion failed with Comm. Ron Klattenberg in favor and Comms. W. Lee Osborne, Anthony Vasiliou, Carl Bolz, Jeffrey Pierce, Corrine Dorsey, Carl Chisem, and James Fortuna opposed. A motion by Comm. Ron Klattenberg and seconded by Comm. Anthony Vasiliou to approve Article VIII Section 7 passed unanimously. Comm. Jeffrey Pierce questioned Item g. Chm. W. Lee Osborne responded. A motion to table Item g was made by Comm. Jeffrey Pierce. No one seconded. Comm. Anthony Vasiliou commented on the public discussion and the 11:00 P.M. end of the public hearing. Comm. Carl Bolz feels this should be brought up at a later date. William Warner commented.

Discussion ensued. A motion by Comm. Jeffrey Pierce and seconded by Comm. Carl Chisem to table Item g passed unanimously. A motion to approve Article IX Section 1 was made by Comm. Ron Klattenberg and seconded by Comm. Carl Bolz. A motion to question was made by Comm. Jeffrey Pierce and seconded by Comm. Carl Bolz. The original motion failed with Comms. Jeffrey Pierce, Carl Chisem, and Ron Klattenberg in favor and Comms. W. Lee Osborne, Anthony Vasiliou, Carl Bolz, Corrine Dorsey, and James Fortuna opposed. A motion by Comm. Ron Klattenberg and seconded by Comm. Anthony Vasiliou to approve Article IX Section 3 passed unanimously. A motion to approve Article X Sections 5 and 6 was made by Comm. Ron Klattenberg and seconded by Comm. Carl Bolz. Comm. Jeffrey Pierce has a problem with limiting anyone's time and the sign up sheet. Chm. W. Lee Osborne commented. Comm. Anthony Vasiliou commented in support of Section 6 but has a major problem with Section 5. It must be consistent. Comm. Carl Bolz supports Section 6 but has a problem with Section 5. The Commission divided the question. The motion to approve Section 6 passed unanimously. The motion to approve Section 5 failed with Comms. Ron Klattenberg and Corrine Dorsey in favor and Comms. W. Lee Osborne, Anthony Vasiliou, Carl Bolz, Jeffrey Pierce, Carl Chisem, and James Fortuna opposed. A motion by Comm. Ron Klattenberg and seconded by Comm. Anthony Vasiliou to approve Section XV as amended passed unanimously. A motion by Comm. Anthony Vasiliou and seconded by Comm. Carl Bolz to table Article V Ethical Conduct to the next meeting passed unanimously.

There were no public hearing items.

ITEM 6

No one spoke.

ITEM 7
DISCUSSION WITH
PUBLIC

Adjournment was at 11:40 P.M.

ITEM 8
ADJOURNMENT

Respectfully submitted,

William Warner
Director of Planning