

PLANNING AND ZONING COMMISSION REGULAR MEETING DECEMBER 14, 1994, 7:00 P.M. PAGE 1 OF 5

Chm. W. Lee Osborne, Vice-Chm. Philip Halibozek,  
Comm. Anthony J. Vasiliou, Comm. Ann Loffredo,  
Comm. John Robinson, Comm. Francis Patnaude,  
Comm. Jennifer Alexander

COMMISSION  
MEMBERS  
PRESENT

Sec'y Stephen Shapiro, Comm. Sebastian Passanesi,  
Comm. Stephen Gadowski, Comm. Gerard Winzer, Mayor  
Thomas J. Serra, Ex-Officio, Dir. P.W. Salvatore  
Fazzino, Ex-Officio

COMMISSION  
MEMBERS  
ABSENT

William Warner, Planning Director

STAFF

There were approximately twenty members  
of the public present.

PUBLIC

The minutes of the 11\9\94 meeting were not  
available.

ITEM 2.1  
MINUTES OF  
11\9\94 NOT  
AVAILABLE

The Commission acknowledged the ZEO Sign Report  
and the Monthly Report.

ITEM 3.1\3.2  
ACKNOWLEDGED  
ZEO SIGN AND  
MONTHLY REPORTS

On motion and second by Comms. Ann Loffredo and  
John Robinson the Commission moved the Executive  
Session to the end of the meeting. Vote was  
unanimous.

ITEM 3.3  
MOVED EXECUTIVE  
SESSION TO END OF  
MEETING

On motion and second by Comms. Stephen Shapiro and  
Philip Halibozek the Commission approved a request  
for release of the cash deposit for Southwind  
Subdivision Phases II and III, with the condition  
that the Public Works comment be addressed. Vote  
was unanimous. Applicant\agent Atty. Dean A.  
Thomasson S92-6

ITEM 4.1  
APPROVED RELEASE  
OF CASH BOND FOR  
SOUTHWIND  
SUBDIVISION PHASES  
II AND III

On motion and second by Comms. Anthony Vasiliou  
and Francis Patnaude the Commission tabled a  
request for a waiver to the stormwater requirements  
for the Frank Jablonski Subdivision located on  
Higby Road pending the Water\Sewer Department  
comment. Comm. Jennifer Alexander wanted more  
information. Vote was unanimous. Applicant\agent  
Frank Jablonski S87-45

ITEM 4.2  
TABLED REQUEST FOR  
WAIVER TO THE  
STORMWATER REQUIRE-  
MENTS FOR THE  
FRANK JABLONSKI  
SUBDIVISION ON  
HIGBY ROAD

On motion and second by Comms. Ann Loffredo and  
Francis Patnaude the Commission reduced the bond  
to \$145,000. with the condition that the Water\

ITEM 4.3  
REDUCED BOND FOR  
LEE FARM ESTATES

Sewer comment be addressed for Lee Farms Estates Subdivision, Sherman Lee Drive and Elizabeth Lane. Vote was unanimous with Chm. W. Lee Osborne abstaining. Applicant\agent C & C Lee Farms, Inc.\ Atty. Edward P. Loughlin S91-6

SUBDIVISION SHERMAN LEE DRIVE AND ELIZABETH LANE

Glenn Russo commented. Tom Nigosanti commented on the bond requirements. It was suggested that the Water\Sewer Department set a bond amount for any remaining work. Comm. Anthony Vasiliou felt the item should be tabled. Comm. Philip Halibozek questioned the procedure and felt it should be approved pending a dollar amount from Water\Sewer. Chm. W. Lee Osborne feels Water\Sewer should give numbers for the cost of the remaining work. Discussion ensued. On motion and second by Comms. Philip Halibozek and John Robinson the Commission approved a reduction of the bond to \$15,000 plus an amount to be set by the Water\Sewer Department to complete any remaining work. Vote was unanimous. Applicant\agent Westridge Association, Inc.\Glenn Russo, President S90-22

ITEM 4.4  
GRANTED BOND REDUCTION FOR WESTRIDGE ESTATES, PHASES II, III, AND IV, RANDOLPH ROAD

On motion and second by Comms. Ann Loffredo and Philip Halibozek the Commission tabled a request for a two year extension of the final approval for Hubbard Estates Subdivision located off Westfield Street. Vote was unanimous. Applicant\ agent The Center for Engineering, Inc.\C. Timothy Brown, P.E., President S87-60

ITEM 4.5  
TABLED REQUEST FOR TWO YEAR EXTENSION OF THE FINAL APPROVAL FOR HUBBARD ESTATES

On motion and second by Comms. Ann Loffredo and Philip Halibozek the Commission tabled an interpretation of the Zoning Code to allow a pawn shop at the north end of Main Street, which is in the B-1 zone (Central Business District). Vote was unanimous. Applicant\agent Mr. George Kingsley\Atty. Dean A. Thomasson

ITEM 5.1  
TABLED INTER- PRETATION OF ZONING CODE TO ALLOW A PAWN SHOP AT THE NORTH END OF MAIN STREET

Atty. Joseph Borkowski explained the proposal. William Warner commented. Discussion ensued. On motion and second by Comms. Ann Loffredo and Philip Halibozek the Commission approved a lot certification for Lot #2 of the Fred Jackson Subdivision located on Wilcox Road. Vote was unanimous with Comm. Anthony Vasiliou abstaining. Applicant\agent Jessica Jackson S85-18

ITEM 5.2  
APPROVED LOT CERTIFICATION FOR LOT #2, FRED JACKSON SUBDIVISION, WILCOX ROAD

On motion and second by Comms. Ann Loffredo and Philip Halibozek the Commission scheduled a public hearing date of January 11, 1995 for a proposed 71 lot subdivision located on the west side of George Street near the Middlefield town line, to be known as Woodgate Estates. Vote was unanimous. Applicant\agent Cambridge Homes, Inc.\Glenn Russo, President S94-14

ITEM 5.3  
SCHEDULED P.H.  
1\11\95 PROPOSED  
71 LOT SUBDIVISION  
ON GEORGE STREET  
KNOWN AS WOODGATE  
ESTATES

William Warner commented. E. Epstein explained the proposal. Discussion ensued. Comm. Ann Loffredo questioned the stop signs. Comm. Francis Patnaude questioned the Water\Sewer comment. William Warner responded. On motion and second by Comms. Ann Loffredo and Philip Halibozek the Commission approved a site plan review for additions to the Connecticut Beverage Mart and behind The Clean Machine Laundromat in the Washington Plaza, 840-900 Washington Street with the condition that the Police and Water\Sewer comments be addressed and that four-way stop signs be placed at the end of the main entrance. Vote was unanimous. Applicant\agent Eric W. Epstein, Architect SPR94-114

ITEM 5.4  
APPROVED SITE PLAN  
REVIEW FOR ADDITION  
TO THE CONNECTICUT  
BEVERAGE MART AND  
BEHIND THE CLEAN  
MACHINE LAUNDROMAT  
IN WASHINGTON PLAZA  
WITH CONDITIONS

On motion and second by Comms. Ann Loffredo and Philip Halibozek the Commission scheduled a public hearing date of January 11, 1995 for a proposed Special Exception to erect a pre-fab bus stop shelter at the corner of Yellow and Long Hill Roads. Vote was unanimous. Applicant\agent The Wesleyan Hills Association\A&S Property Management, Inc. SE94-18

ITEM 5.5  
SCHEDULED P.H.  
1\11\95 PROPOSED  
SPECIAL EXCEPTION  
FOR PRE-FAB BUS  
SHELTER AT YELLOW  
AND LONG HILL ROADS

William Warner explained. Chm. W. Lee Osborne commented. On motion and second by Comms. Philip Halibozek and John Robinson the Commission gave an affirmative G.S. 8-24 Review for River Road project substantial improvement\right of way acquisition. Vote was unanimous.

ITEM 5.6  
GAVE AN AFFIRMATIVE  
G.S. 8-24 REVIEW  
RIVER ROAD PROJECT

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

ITEM 6  
P.H. TAPE  
RECORDING

Atty. Jane McMillan explained the proposal. No one from the public spoke. On motion and second by Comms. Ann Loffredo and Anthony Vasiliou the Commission closed the public hearing. Vote was

ITEM 6.1  
GRANTED FINAL  
APPROVAL FOR A TWO  
LOT RESUBDIVISION

unanimous. On motion and second by Comms. Ann Loffredo and John Robinson the Commission granted final approval of a two lot resubdivision located at 1367 Millbrook Road, near the Haddam town line. Vote was unanimous. Applicant\agent Dorothea S. Schwarzkopf\Jane S. McMillan, Esq. S94-13

1367 MILLBROOK ROAD

William Warner explained the proposed amendment. On motion and second by Comms. Ann Loffredo and Philip Halibozek the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. John Robinson and Philip Halibozek the Commission adopted a Zoning Code text amendment to modify Section 30 Institutional Development zone with an effective date of December 24, 1994. Vote was unanimous. Proponent P & Z Comm. Z94-18

ITEM 6.2  
ADOPTED ZONING TEXT  
AMENDMENT TO MODIFY  
SECTION 30  
INSTITUTIONAL  
DEVELOPMENT ZONE  
WITH EFFECTIVE DATE  
OF 12\24\94

William Warner explained the proposal. Chm. W. Lee Osborne commented and commended staff. He feels Middletown has tremendous potential. Comm. Anthony Vasiliou commented on the conversation regarding lack of planning and the evolution of the subcommittee. He feels the subcommittee should be formalized and made permanent to implement the plan. From the public, Roy Lisher from the Buttonwood Tree feels it is short sighted and ignores the poor. The tourism is unrealistic and he commented at length. There should be density reduction at Traverse Square and should be a mix of income groups. Vincent Amato commended the plan and the subcommittee. This should have been done a long time ago. He commented on ground floor retail uses and felt the subcommittee should rethink this. Mr. Amato opposes the move towards a concentration of social services. Chm. W. Lee Osborne commented on the need for a market analysis. Comm. Anthony Vasiliou commented. J. Kane commented on the youth center, supports the plan and commended staff. There should be a Youth Center Committee and the Youth Center should be recognized as part of the plan. Traffic is needed downtown. J. L. Pizarro commended and supports the plan. In economic development for fifteen years, he has seen many plans and feels it is a significant document. The Business and Retention Committee submitted a letter of unanimous support. J. L. Pizarro had some personal comments on downtowns. J. Freeman from the Armory project commended the plan, the committee and staff. An increase in foot

ITEM 6.3  
CLOSED PUBLIC  
HEARING ON PROPOSED  
AMENDMENT TO PLAN  
OF DEVELOPMENT  
TO REPEAL  
COMMERCIAL AREA  
STUDIES "THE  
CENTRAL BUSINESS  
DISTRICT" AND TO  
INCLUDE "DOWNTOWN  
VISIONS 2000 AND  
BEYOND"

traffic is needed. Wesleyan University food service is keeping students away from Main Street and the restaurants. A trolley to Wesleyan University is important to overcome the hill. J. Bianco thanked the Commission for their efforts and feels Middletown has great potential. There is a need to top local market. The impacts of development are outside of the downtown in Middletown. B. Levin is pleased with the plan and feels it is a step in the right direction. In the past there has much helter skelter activity. He feels the plan should hold back on the retail frontage requirement on Main Street. Philip Redford reviewed the history of redevelopment projects. Big money and big government has made a mess of the southern section. He expressed his objections to government redevelopment and feels Main Street needs to be cleaned up, there should be code enforcement and crime. Al Maturo feels residential is needed and that recreational is also important. The plan should be promoted on display as a promotional document. Wesleyan University is integral, the rail system is too expensive, the bus works just as well. A rail south could be possible. Middletown should take the resources of Hartford and New Haven and attract them here. Gyms should be made available to the youth. Chm. W. Lee Osborne commented. On motion and second by Comms. Philip Halibozek and Ann Loffredo the Commission closed the public hearing and placed the item under Old Business at the next meeting. Vote was unanimous. Applicant\agent Downtown Planning Subcommittee

No one spoke.

ITEM 7  
DISCUSSION  
WITH PUBLIC

On motion and second by Comms. Ann Loffredo and Philip Halibozek the Commission went into Executive Session for pending litigation regarding Martin Media. On motion and second by Comms. Philip Halibozek and Ann Loffredo the Commission came out of Executive Session.

EXECUTIVE SESSION

Adjournment was at 10:00 P.M.

ITEM 8  
ADJOURNMENT

Respectfully submitted,



William Warner

Director of Planning