

The Shelton Planning & Zoning Commission held a Special Meeting on November 16, 2004 in the Shelton City Hall, Room 303, 54 Hill Street, Shelton, CT.

The following members were present: Chairman Alan Cribbins
Comm. Patrick Lapera
Comm. Daniel Oraziatti
Comm. William Papale
Comm. Jason Perillo (not seated)
Comm. Anthony Pogoda
Comm. Karen Tomko-McGovern
(sitting in for Comm. Sylvester)

Staff present were: Anthony Panico, Planning Consultant
Richard Schultz, Planning Administrator
Thomas Dingle, Zoning Enforcement Officer
Diana Barry, Secretary

Chairman Cribbins opened the meeting with the Pledge of Allegiance.

He continued with a statement concerning Application # 04-44 Housatonic Way LLC for Special Exception Approval for CRD Subdivision (6 lots) 550 River Road (Map 53 and 54, Lots 55 and 43) R-1 and IA-3 Districts – accept and schedule Public Hearing, will not be addressed this evening, it was taken off the agenda.

PUBLIC PORTION

Mr. Chris Jones, addressed the Commission. Since Application # 04-44 is no longer on the agenda that means we can speak about it, he questioned? It is not on the agenda so I guess you can, stated Chairman Cribbins.

I want to go on the public record tonight acting as the Executive Committee Chairman for the Shelton Democratic Town Committee as he proceeded to read from a prepared letter. The Shelton Democratic Town Committee at its regularly scheduled meeting on November 15, 2004 voted unanimously to request the consideration of the Planning & Zoning Commission for a Section 8-24 Referral regarding property at 550 River Road. In support of its position greater than 500 petition signatures have been gathered in stating that:

We the undersigned electors of the City of Shelton, CT., hereby present this petition requesting the City of Shelton pursue the purchase of riverfront property at 550 River Road, Shelton, for the purposes of preservation as Open Space for recreational use for the enjoyment of all residents of the City of Shelton. We feel strongly that the subject land presents a great opportunity for the City to preserve and protect a valuable parcel of scarce riverfront property. When weighing the advantages of preservation against those, the Mayor, Mark Lauretti, who is also the Shelton Economic Development Director, subdivision, the Committee feels the decision to preserve is rather obvious. Thank you in advance for your consideration, stated Chris Jones.

Michael Pacowta, 166 River Road, addressed the Commission. I have a question, for me, I have only been back in this for a few months. It hasn't been difficult for me to detect a pattern that seems to take place with the submittance of the various proposals for agendas for whatever committee it might be, land use, inland wetlands and very abruptly with very little notice the items are pulled back. People are aware of the agendas that are posted in the Town Clerk's Office and they come down here in good faith to hear and speak about these issues. To me this is no more than an absolute abuse of the system. It is political manipulation at its worse. Quiet frankly it is going to get worse. I am talking about the particular item under New Business tonight, Item A that has been pulled. There is a pattern going on and it is not the first time that he has done this and I would hope that on behalf of all the people, not just the people that are here tonight, everyone who is interested, that there be some sort of mechanism, be it the radio WICC, to alert the public to the major adjustments to the agenda, stated Michael Pacowta.

Applicants periodically do pull an item, for whatever reason, rather it is lack of information, whatever it is. If they are not available and can't speak to it. I am not sure what the reason is I was just notified that it is off our agenda tonight, stated Chairman Cribbins. He asked then if there was anyone else who wished to address the Commission on any item that was not on the agenda this evening.

On a motion made by Anthony Pogoda seconded by William Papale it was unanimously voted to close the Public Portion.

APPLICATIONS FOR CERTIFICATE OF ZONING COMPLIANCE (see attached list)

Tom Dingle reported that there are standards listed 1-18. I recommend they be approved.

On a motion made by Anthony Pogoda seconded by Patrick Lapera it was unanimously voted to approve the Applications for Certificate of Zoning Compliance Standards 1-18.

SEPARATES

3942 CHARLOTTE MADAR, 182 BEARDSLEY ROAD, LANDSCAPING

Tom Dingle stated that this applicant came in after receiving a letter from an Attorney questioning what they were doing on their property. She has two rear lots behind her property. We have inspected it and there are no zoning violations or filling violations. They are adhering to all soil erosion controls and we just asked her to file an application for the record. We will check on this periodically, he added.

What are we voting on, then, questioned Comm. Pogoda? On the re-grading of the property, stated Richard Schultz. As you know Shelton is not level. We have many residents who fill and we are getting the word out to take out permits. We want to monitor this because sometimes it will trigger wetlands. This happened and you will see a lot more of these, stated Richard Schultz. The neighbor didn't know what they were doing, added Tom Dingle. Neighbors don't talk today they just call us he added.

So what are you asking the Commission to do, asked Anthony Panico? To approve the Certificate of Zoning Compliance authorizing the filling, grading and stabilization, stated Richard Schultz. Do you have a grading plan, asked Anthony Panico? This is very simple, answered Richard Schultz. It is less than 2 feet answered Tom Dingle. It is in the process, it is very minor. There was a stonewall put on the other property and they wanted to make sure the fill was not being done to level of the wall. They said no and they will direct the water away from the neighbor's property, he added.

You will go out again once this is completed, questioned Comm. Pogoda? Oh yes, stated Tom Dingle. The Commission will act but it should be qualified with a statement that this is an activity that is permitted and the Commission then finds it to be in compliance, stated Anthony Panico. I don't want anyone to pick this up later to say the Commission approved this. This is a minor activity, he added. We need to look at this with regard to the regulations, added Richard Schultz. I will make the motion with the comments of Anthony Panico to be added to that motion, stated Comm. Pogoda.

On a motion made by Anthony Pogoda seconded by Daniel Oraziatti it was unanimously voted to approve Separate # 3942.

Rick can I suggest you make up some sort of administrative form at a Staff level so that these don't need to be brought to the Commission, stated Anthony Panico. When its minor a statement from the Staff would be sufficient, he added. It made sense to follow this procedure stated Richard Schultz.

3908 will be taken up later on.

3926 WAL-MART, 456 BRIDGEPORT AVENUE, TEMPORARY HOLIDAY HOURS

Tom Dingle reported that we have been doing this every year. After November 26th, the hours will be Friday 6-11, Mon through Saturday 7-11 and Sunday 8-10, he added. It will end 12/23 same as last year.

For the members who have not seen the enclosure of the outdoor area, stated Richard Schultz. They did a good job and it came out nice. The Commission should be proud of it, he added. Did we ever hear anything from any of the neighbors, asked Comm. Pogoda? No answered Richard Schultz. There has been stability and since I have been here in 8 years there have been 7 managers, he added.

On a motion made by Anthony Pogoda seconded by William Papale it was unanimously voted to approve Separate # 3926.

#3910 RON SCHAUWECKER, LANE STREET, PAVE PARKING LOT

Tom Dingle reported that this is behind the Real Estate Office. They sent us a site plan and it does have Wetlands approval. Is that the one across the bridge, asked Comm. Pogoda? Yes with the sidewalk, stated Richard Schultz. It was an issue and all the neighbors were involved, he added. It worked out well.

On a motion made by Daniel Oraziatti seconded by Anthony Pogoda it was unanimously voted to approve Separate # 3910.

3909 R.D. SCINTO, INC. 100 BEARD SAW MILL ROAD., PARKING LOT EXPANSION

Tom Dingle reported that this is the parking expansion at Health Net. There was a need for expansion of the lot that was on the original site plan. Deferred parking and Wetlands had it approved but originally they deferred the parking, stated Richard Schultz.

On a motion made by Anthony Pogoda seconded by William Papale it was unanimously voted to approve Separate # 3909.

3925 DAVID MONTEIRO, 399 WAVERLY ROAD., HOME OFFICE

Tom Dingle reported that this is for a subcontractor who lives at home with his parents and we have a letter from his Mom. He needs to get a trade name certificate for a checking account. There are the standard conditions including no outside storage, etc. He has a ½ ton pickup truck, stated Tom Dingle.

On a motion made by Patrick Lopera seconded by Anthony Pogoda it was unanimously voted to approve Separate # 3925.

3903 CHRISTOPHER LISI, 122 MORNINGSIDE COURT, HOME OFFICE

Tom Dingle reported that this gentleman is a carpenter. The same conditions apply to this as to the one application before this. He does have a truck and there will be no outside storage.

On a motion made by Daniel Oraziatti seconded by Anthony Pogoda it was unanimously voted to approve Separate # 3903.

3912 DEBORAH DAISS, 48 BEECH TREE HILL ROAD, HOME OFFICE

Tom Dingle reported that this is an Internet sales type business. This is a part time occupation and there will be no signage, no customers to the house and no commercial deliveries.

On a motion made by Daniel Oraziatti seconded by Anthony Pogoda it was unanimously voted to approve Separate # 3912.

3914 SUSAN BUONATEDE, 18 KIMBERLY DRIVE, HOME OFFICE

Tom Dingle reported that this is a personal assisting service. What is that asked several Commissioners? What is the nature of the business, asked Anthony Panico? There is a 2002 Kia Sonata, stated Tom Dingle. It could be personal anything, stated Richard Schultz. We will have them clarify that, he added.

On a motion made by Anthony Pogoda seconded by Daniel Oraziatti it was unanimously voted to approve Separate # 3914.

3897 MANUEL ANTUNES, 7 COUNTRY RIDGE DRIVE, HOME OFFICE

Tom Dingle reported this gentleman is a part time mason. He drives a 4 by 4 Nissan with no signs on it. No workers to the house. He needs a trade name certificate for a checking account. He does his work off site.

On a motion made by Anthony Pogoda seconded by Patrick Lapera it was unanimously voted to approve Separate # 3897.

3902 JOSEPH CZARNECKI, 21 WHITEWOOD DRIVE, HOME OFFICE

Tom Dingle reported that this is a licensed electrician who has his State license. He does subcontracting electrical work. His bank needs a trade name certificate.

On a motion made by Anthony Pogoda seconded by Daniel Oraziatti it was unanimously voted to approve Separate # 3902.

3945 JERRY PLONSKI, 35 LADY SLIPPER DRIVE, HOME OFFICE

Tom Dingle stated that this is for an excavation and general construction business. It is a full-time operation. No outside equipment or company vehicles.

On a motion made by Anthony Pogoda seconded by William Papale it was unanimously voted to approve Separate # 3945.

3913 JAMES BOTTI, 504-514 BRIDGEPORT AVENUE, SIGN

Tom Dingle stated that this is for the new building on Bridgeport Avenue. It will be an identical monument sign to what is there now. The application includes the Starbuck Coffee operation.

On a motion made by Anthony Pogoda seconded by Daniel Oraziatti it was unanimously voted to approve Separate # 3913.

3944 LYMAN WELLS, LONG HILL AVENUE/LAURELWOOD , SIGN

Tom Dingle stated we received a complaint a couple of years ago so every year he comes in for a temporary sign with directions to his tree farm. It is 24 by 18 and it comes right down on Christmas day. It is on Long Hill Avenue. We are stepping out of our normal arena here, stated Anthony Panico.

On a motion made by Anthony Pogoda seconded by Karen Tomko-McGovern it was unanimously voted to approve Separate # 3944.

3901 VINCE CUMINOTTO, 30 SHELTON TECHNOLOGY CENTER, SIGN

Comm. Laperera abstained from the discussion as he has done in the past. Richard Schultz reported that this is for the Random House. It is consistent with what is up in that area.

On a motion made by Daniel Oraziotti seconded by Karen McGovern it was voted to approve Separate # 3901. Comm. Laperera didn't vote.

3908 DR ROBERT RUSSO, 917 BRIDGEPORT AVENUE, BUSINESS

Tom Dingle stated these are Doctor Russo's tenant.

Rachel Winter, 4 Suburban Drive, Shelton, addressed the Commission. We are proposing an indoor playground and activity center for children. It is a playtime village. This is next to the Homestead Village Hotel. It is not all unoccupied. There are 3 businesses in there now and we are in the front portion of the building, stated Rachel Winter.

It is a one-story building and it is the Image Graphics building. Dr. Russo and two tenants are in there now, stated Richard Schultz.

Image Graphics is giving us half of their space, stated Rachel Winter. Did you ask for a site plan, asked Anthony Panico? No, stated Richard Schultz. This is different from the customer orientation of Image Graphics, added Anthony Panico. I thought that Image Graphics was moving out, added Richard Schultz.

We have a problem with the use line, stated Richard Schultz. We don't have a use line and we get a lot of applications that don't follow the use line. It sounds like a child daycare, stated Anthony Panico. No stated Rachel Winter. It is not a child daycare. What is this asked Comm. Pogoda and Anthony Panico?

It is a Mommy and me facility that you go to for classes and play. There will be a child village area. There will be a picnic area where you can bring lunch, stated the applicant.

Does the State regulate it, asked Richard Schultz? No, answered Rachel Winter. That is the difference. Parents must stay, added Rachel Winter.

What is the amount of people that would be there at one time, maximum, asked Comm. Pogoda? Each person that comes will have a car, he added. There are 45 spaces, stated Rachel Winter. We can comfortably fit 150 people in that space. Children and parents, 75 parents and 75 children, stated Rachel Winter.

Is this an hourly type thing, questioned Comm. Papale? There is a daily walk in hourly rate. You will pay \$13, it is \$3 for adult, \$10 for child and \$7 for each additional child. You will pay \$13 to come in and play. We are thinking parents will stay an hour & half, two hours, that is it, stated Rachel Winter. How long are they entitled to stay, asked Anthony Panico? All day answered Rachel Winter.

We will have 6 different themed areas. We will have a market, a schoolhouse, a restaurant, a library, and a fixit shop, stated Rachel Winter.

How big is the area, questioned Comm. Oraziotti? It is 5516 square feet answered Rachel Winter.

It is retail, stated Anthony Panico. It is a retail service, he added. This is OPD, stated Richard Schultz.

We are combining Jamboree with a playground. How many days a week, questioned Richard Schultz? We are opened 7 days a week, stated Rachel Winter. There is nothing in this area, there is nothing in Fairfield County and there is a need in this area for this, she added. There is nowhere to go here and it is getting colder in New England.

In Texas, my son invested in something like this. There is a group of preschool and older. There are all kinds of activities, stated Chairman Cribbins.

It is line use # 24 and this is preliminary retail and commercial. It is permitted in commercial, stated Anthony Panico.

The applicants want to know that you are comfortable with this, stated Richard Schultz. The area is not zoned stated Anthony Panico. You are talking about a portion of the building, he added. Do you want them to go find a shopping center or do you want them to sit with Staff, stated Richard Schultz?

It is not an arcade, stated the applicant. It is not permitted in that zone, stated Anthony Panico. The reason I pointed to that line is because there is no line to accommodate that activity. If you want an arcade I can show you a use line for an arcade, he added.

If you want to talk daycare I can show you a use line for that. I show no use line for that activity. I am not saying that the use is not appropriate it limits you to certain zones, stated Anthony Panico.

It is Office Park District and it is a new zone because we anticipated the office park growth in that area, stated Richard Schultz.

There are many children's daycares on Bridgeport Avenue including Kinder Care Daycare, Bright Horizons, stated Rachel Winter.

We are restricted in this area, stated Anthony Panico.

John Labella, agent for the applicant, addressed the Commission. Would pursuing a variance, is that an avenue that is possible? They can do that they have a right, stated Richard Schultz. They then make a referral to us and the use variance has not been successful as of yet, he added.

I need to understand and we need to look to see what other commercial activities are taking place in that area, stated Chairman Cribbins. This is the only site on Bridgeport Avenue that could accommodate that, stated John Labella. Could you do a special exception for this, questioned Comm. Orazietti? It could be done very carefully, stated Anthony Panico.

What is the parking, asked Comm. Lopera? The parking has worked out very well on that site, stated Richard Schultz. If this is going to go any further I would like to see a site plan, I would like to see how much will be marked as parking for this activity, stated Anthony Panico.

Will this activity be permitted in the other zones, questioned Comm. Lopera? It would be stated Anthony Panico. In any of the other traditional retail commercial zones, he added. The amount of space they need might not be available or be economically sound.

Have you looked anywhere else, asked Comm. Orazietti? No this site is ideal, stated Rachel Winter.

We need time to think about this and we need to get additional information, stated Chairman Cribbins. I will make that motion and ask for additional information, stated Comm. Pogoda. I would like to have you give us the information you stated tonight along with anything else you would think would help us to understand this, stated Anthony Panico.

There is the zoning aspect and the physical aspect stated Anthony Panico.

John Labella stated there are other tenants in there and parking is not a question. There is Dr. Russo with two businesses and Image Graphics is there. Image Graphics has Federal contracts to make micro fish images. There are chemicals, stated John Labella. That is a concern, stated Comm. Papale. There is a Doctor charging a fee, Image Graphics charges a fee, stated Comm. Orazietti. That is different, you can walk off the street into a Doctor's or Lawyers Office, stated Anthony Panico. Office category is unique and is recognized as such. We sort out between the offices that render service for those who do or don't. There activity is a commercial use of the property, he added.

We will need a lot of information, stated Chairman Cribbins. What Image Graphics stores there with regard to child safety, added Comm. Papale. If there are flammable material in that building we would not want to children in harms way, added Chairman Cribbins.

When we will be the busiest everyone else will be home, added Rachel Winter.

On a motion made by Anthony Pogoda seconded by Daniel Orazietti it was unanimously voted to table Separate # 3908.

End of Side 1A of 1B, Tape 1 of 1 at 7:45 P.M.

APPLICATION # 04-35 CUMINOTTO, INC. FOR SPECIAL EXCEPTION APPROVAL (HIGH TRAFFIC GENERATOR – LIGHT INDUSTRIAL DEVELOPMENT) IVY BROOK ROAD (MAP 65, LOT 1) LIP DISTRICT- (PUBLIC HEARING CLOSED ON 7/27/04) DISCUSSION AND ACTION

Chairman Cribbins stated that Comm. Perillo is sitting in for Comm. Lopera who has abstained from any discussion on this application.

Richard Schultz stated that the Commission has previously approved this single lot, which is the last piece of raw land left in the Shelton Heights Industrial Park. It is at the end of the Ivy Brook cul-de-sac.

The applicant is proposing two 100,000 square foot light industrial office buildings and support parking. That did trigger the special exception high traffic generator. The Commission is considering the special exception approval and the conceptual site plans. These are not detailed plans and the conceptals do say preliminary site plans, stated Richard Schultz.

The special exception is limited to the heavy traffic aspect of this and this is unusual from what we normally do because the applicant is pursuing several opportunities but he needs to do his work. He is telling us that the scope of development is about 200,000 square feet. It might be one big building, it might be two buildings, and it will have parking the scope of the magnitude to what you see there, stated Anthony Panico. It might be designed differently depending on who the tenant is. There is only one way in and out of the property so that you know where the traffic impact to the neighborhood will be.

The applicant understands that when he does have a specific tenant that he will have to come back in with the detailed site plan and the Commission will then worry about the size and shape of the building along with the parking layout on the site.

You are being asked right now to approve the major traffic generator in so far as impacts to the public street system, stated Anthony Panico. Richard Schultz stated according to the traffic report shows that Constitution Blvd. South operates well during the morning peak hours and will continue to do so. During the afternoon peak hours show that intersections that operate poorly will continue to do so. We have short periods right now as the park continues to be built out. We will get a second crack at this and if the Commission approves this the applicant then will go to SDC to start that review process.

Richard Schultz then read from the City Engineers letter and Inland Wetlands has this scheduled for this Thursday's meeting due to a rescheduled meeting last week. (see attached letter)

I am more concerned with the local traffic authority, stated Anthony Panico. Richard Schultz stated we have the fire marshal's letter of approval. (see attached) The Traffic Authority did receive the application and they will participate in the review with the SDC.

Right now they are going along with it, asked Comm. Pogoda? They are satisfied with the infrastructure and staff has talked about widening and traffic signalization. The local traffic authority will take part in the review with the SDC, answered Richard Schultz.

Final improvements will be made at some later date, stated Anthony Panico. We are all concerned with the end result and we do drive up there often, stated Richard Schultz.

We are comfortable with this stated Chairman Cribbins. Richard Schultz then read his attached draft motion.

On a motion made by Anthony Pogoda seconded by Karen Tomko-McGovern it was unanimously voted to approve Application # 04-35. A roll call vote followed with Comm. Perillo, Comm. Tomko-McGovern, Comm. Oraziatti, Comm. Pogoda, Comm. Papale, and Chairman Cribbins all voting I in favor of this application. Comm. Lopera abstained from the vote.

APPLICATION # 04-45 KEY DEVELOPMENT, LLC FOR DETAILED DEVELOPMENT PLAN APPROVAL, ADOPTION OF NEW PDD AND SUBDIVISION APPROVAL, LAKE ROAD (MAP 115, LOTS 7 AND 11) – DISCUSSION AND ACTION

This proposal includes this site and another site on the other side of the nursing facility. They had a larger proposal and the Commission decided no PDD would be applied to the other parcel. We didn't expand the SDA. There are basic plans that will be approved and we have brought the number of units down to 16 from 25, stated Anthony Panico. Anthony Panico then read from the attached report/resolution.

All of the language relative to adult orientation has been eliminated and have released the applicant from those obligations giving him the right to create a cluster subdivision, stated Anthony Panico. There will be no more restrictive covenants, he added. Richard Schultz presented his attached draft motion.

On a motion made by Daniel Oraziatti seconded by Karen Tomko-McGovern it was unanimously voted to approve Application # 04-45. A roll call vote followed with Comm. Tomko-McGovern, Comm. Oraziatti, Comm. Lopera, Comm. Papale, Comm. Pogoda and Chairman Cribbins all voting I in favor of this application.

04-31 CROWN POINT ASSOCIATES, LLC FOR MODIFICATION OF DETAILED DEVELOPMENT PLANS (MINOR MODIFICATION-MAINTENANCE BUILDING RECONFIGURATION) FOR PDD # 48, 504 BRIDGEPORT AVENUE-DISCUSSION AND ACTION

Attorney Dominick Thomas, representing the applicant addressed the Commission along with James Swift, Professional Engineer.

James Swift stated that this is for the maintenance building that is at the back of the site. We are doing a lot of work and shift some rock. This was going to be 50 by 80. We are pulling the building forward a bit and the building will now be 40 by 120. The building is skinny and wider and 800 square feet larger, he added.

What are you putting in there, asked Comm. Pogoda? Trucks answered James Swift. Are you taking away parking, asked Chairman Cribbins?

We are taking away 5 but if you look to the south of the maintenance building there is an area that is undeveloped between the parking lot and rock cut. We can fit in another 10 spaces if we need them. I have drawn up a spreadsheet that keeps track of the parking count, stated James Swift. We are in good shape and there are parking spaces in the back here. Most of the employees can go back here.

Attorney Thomas stated all three leases are finalized and Starbucks is being finalized. The bank is signed up and will start construction.

Why is this so big and what is the necessity for something so big, questioned Comm. Pogoda? The owner will be taking care of all of maintenance himself. We have 3 sanders and 4 trucks, stated James Botti, the owner. Plus the storage for fertilizer, etc, added James Swift. We have a backhoe, stated James Botti. All supplies will be inside the building, stated Anthony Panico. This is a maintenance building and it is clearly labeled as such on the plans, it can't be rented out, stated James Swift. I am not offsite and this is just for this site, stated the owner.

When I was out to the site I noticed the speed bumps, stated Anthony Panico. We are creating a speedway and I would like to see you design a speed bump that is raised and changes the texture of the crosswalk. I would like to see them in several locations throughout the site, he added. I would like to see something to slow down the traffic on the site. There is one spot here, he added. Attorney Thomas said I was in a location that had a textured material and it worked. James Swift stated Staples has a speed bump and there are speed humps. Aspetuck is working with us right now and there are bumps where you don't have to slow down to go over. If you ramped it up 6 inches to the curb height with the sidewalk section across there is a change of block and you will know to slow down, added Anthony Panico.

Comm. Oraziatti stated you said you could put 10 more spaces here? It would be in your best interest to do that, he added. It would be stated James Swift. Is this something that the Commission would like to see done now, questioned Anthony Panico? Yes, answered several Commissioners, including Comm. Oraziatti and Comm. Pogoda. How are you planning that, asked Anthony Panico? I am still trying to figure that out so that I could preserve the walk through the middle of it, stated James Swift. I want to have some sort of good pedestrian connection, he added. We can have angled parking to soften that up. We will look at that, stated Anthony Panico.

The entryway is coming off here with just one door, questioned Comm. Pogoda? One garage door that accesses this stated Anthony Panico. The building looks identical to the big one.

On a motion made by Anthony Pogoda seconded by Karen Tomko-McGovern it was unanimously voted to approve Application # 04-31.

Attorney Thomas stated my client has been approached to purchase a 2.5 piece of land on Bridgeport Avenue. I have done some research, which is complicated by the New Haven decision on PDD's. We would like the opportunity to present an informal discussion to the possible uses on the site. It is part of the SBC site between the Family Health Care Center and SBC. It is referred to as 2 parcels by the Assessors but it is one parcel of 2.5 acres. It is owned by SBC and it might have been engaged in a free split. They (SBC) and Griffin Hospital did a land switch. We want the opportunity to discuss uses on the site, stated Attorney Thomas. We would like to get on to the agenda for the next meeting, if we could because we are in the middle of negotiations.

APPLICATION # 04-46 HORIZON CAPITAL CORP. FOR SITE PLAN APPROVAL (7500 SQUARE FEET LIGHT INDUSTRIAL BUILDING) 183 LONG HILL CROSS ROAD (MAP 51, LOT 31) LIP DISTRICT - ACCEPT FOR REVIEW

On a motion made by Anthony Pogoda seconded by William Papale it was unanimously voted to accept for review Application # 04-46.

APPROVAL OF MINUTES

On a motion made by Anthony Pogoda seconded by Patrick Lapera it was unanimously voted to approve the minutes of 9/28, 10/12 and 10/26/04.

PAYMENT OF BILLS

On a motion made by Patrick Lapera seconded by Anthony Pogoda it was unanimously voted to pay bills, if funds are available.

STAFF REPORT

Richard Schultz reported that there was a press release about the nonconforming lots including the livestock and animals. We have had 3 new applications and that will go into the Huntington Herald this week.

The Courts have made a decision and that will go to the Appellate Court. I am waiting for the first person to come here with the provisions of the animals. We are still far more liberal than other towns around, stated Chairman Cribbins.

P & Z COMMISSION

NOVEMBER 16, 2004

The Plan Update had their last workshop and 18 people showed up. You have all the summaries and the Committee will sift through all of this for their policies. We gave you also a copy of the new regulations.

We have a Special Meeting scheduled for November 30th. We are not meeting on November 23, stated Richard Schultz.

We have tallied the dwellings and that is at 96, Richard Schultz. Total dwelling units, he added.

On a motion made by Anthony Pogoda seconded by Karen Tomko-McGovern it was unanimously voted to adjourn at 8:30 P.M.

Respectfully submitted by,

Diana Barry
Clerk