1. **CALL TO ORDER**
Gary Middleton opened the meeting with the Pledge of Allegiance.

2. **ROLL CALL**
   Present:  
   Jonathan Pulino  
   Gary Middleton  
   Judy Pehota  
   Dina Ford  
   Kevin Brignole (Seated for Linda Reil)

   Absent:  
   Linda Reil  
   Brandon Chafee  
   Nick Ficaro

   Staff:  
   Ron Baia, Zoning and Wetlands Enforcement Officer

3. **APPROVAL OF MINUTES – May 2, 2019 Regular Meeting Minutes**
Judy Pehota moves for approval of the May 2, 2019 Regular Meeting Minutes. Dina Ford seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 5 affirmative votes.

4. **OLD BUSINESS**
None

5. **NEW BUSINESS**
See Item #6

6. **PUBLIC HEARING**

1. **Proposed variance with regard to Section 21.02 to reduce frontage from 100’ to 25’ to 39’ at the Ridgewood Road / Mile Lane three lot subdivision on Talia’s Trail. Applicant/agent Old Colony of Wallingford  ZBA2019-8**

Bob Weidenmann from Sunwood Development and Old Colony of Wallingford represented the application. He gave an outline of the site and the project. He explained that of the 60 acres, 42 acres will remain as open space.
Jennifer Mahr of 99 Old Farms East is Chair of the Westfield Residents Association questioned
the location of the houses on the lots and if the lots will be all cleared or just up to the wetland
review area.

Mr. Weidenmann said that the location of the houses is very similar to when they proposed 4
houses. They will not encroach onto the wetland review area.

Jonathan Pulino moves to close the public hearing. Kevin Brignole seconds the motion. The
chair calls for the vote. It is unanimous to close public hearing with 5 aye votes. The chair states
the matter passes unanimously with 5 affirmative votes.

A Commission discussion ensued.

Jonathan Pulino moves to reopen the public hearing. Dina Ford seconds. The chair calls for
the vote. All in favor.

Adam and Mellissa Zerbecki of Talia's Trail would like the Commission to please make sure that
their property is disturbed as little as possible. They do not like the idea of extending the cul-de-
sac.

Jonathan Pulino moves to reclose the public hearing. Dina Ford seconds. The chair calls for
the vote. All in favor.

Dina Ford moves for approval of the proposed variance with regard to Section 21.02 to reduce
frontage from 100' to 25' to 39' at the Ridgewood Road / Mile Lane three lot subdivision on
Talia's Trail. Jonathan Pulino seconds the motion. The chair calls for the vote. It is unanimous
to approve with 5 aye votes. The chair states the matter passes unanimously with 5 affirmative
votes.

The Board decided to let the staff reschedule the July 4th meeting.

7. ADJOURNMENT

Jonathan Pulino moves for adjournment at 6:00 PM. Dina Ford seconds the motion. The chair
calls for the vote. The chair states the matter passes unanimously with 5 affirmative votes.

Respectfully Submitted,

Ron Baia
Wetlands and Zoning Enforcement Officer