

Chw. Ann Loffredo, Vice Chm. Stephen T. Gionfriddo, Sec'y John Robinson, Stephen Gadomski arrived at 7:15 P.M., Seb J. Passanesi left at 9:40 P.M., Stephen P. Shapiro left at 9:15 P.M., Anthony J. Vasiliou, Jennifer Alexander, W. Lee Osborne, Philip Halibozek left at 9:15 P.M., Sebastian Timbro

COMMISSION MEMBERS
PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio and Dir. P.W. Salvatore Fazzino, Ex-Officio

ABSENT MEMBERS

Alternate Commissioner Philip Halibozek acted for Commissioner Stephen Gadomski until he arrived at 7:15 P.M. Alternate Commissioner Lee Osborne acted for Commissioner Shapiro when he left at 9:15 P.M. Alternate Commissioner Sebastian Timbro acted for Commissioner Passanesi when he left at 9:40 P.M.

ACTING MEMBERS

William Warner, Acting Planning Director, Hope P. Kasper, Administrative Secretary, Thomas Nigosanti, Chief Engineer, Public Works Dept.

STAFF

Reporters from the Hartford Courant and Middletown Press and approximately 25 members of the public.

OTHERS

On motion and second by Comms. Gionfriddo and Robinson the Commission approved the minutes of the 12/11/91 Regular Meeting and the minutes of the 12/11/91 Executive Session. Vote was unanimous.

ITEM 2.1 & 2.2
APPROVED MINUTES
12/11/91 REGULAR
MEETING & EXECUTIVE
SESSION

The Commission acknowledged the Zoning Enforcement's Officers monthly report and sign report for their public hearings of 1/8/92.

ITEM 3.1
ZEO MONTHLY REPORT
AND SIGN REPORT

The Commission delayed on motion and second by Comms. Gionfriddo and Robinson their workshop regarding the proposed Subdivision Regulations until later in the meeting. Vote was unanimous.

ITEM 3.2
DELAYED WORKSHOP
S U B D I V I S I O N
REGULATIONS

Acting Director William Warner explained to the Commission that a notice from the Department of Environmental Protection had been received regarding a the DEP's intent to issue a permit to Safeway Disposal Systems located at 80 Industrial Park Road. He felt there was no zoning issue which needed to be addressed.

ITEM 3.3
DEP PERMIT 80
INDUSTRIAL PARK ROAD
SAFEWAY DISPOSAL
SYSTEMS

The consensus of the Commission in regard to rescheduling their meeting on Lincoln's Birthday and Veteran's Day was to schedule the meeting on the Thursday following the holiday.

ITEM 3.4
RESCHEDULED HOLIDAY
MEETINGS TO THURSDAY

On motion and second by Comms. Gionfriddo and Robinson the Commission approved a request to release \$25,000.00 cash deposit being held for the Poplar Road Subdivision. Applicant/Agent Poplar Road Development Co./Joseph Riccio S86-8. Vote was unanimous.

ITEM 4.1
APPROVED RELEASE
P O P L A R R O A D
SUBDIVISION

On motion and second by Comms. Gionfriddo and Shapiro the Commission approved a request to extend the time limitation in the contract for the Blue Acres Subdivision from 12/31/91 to 5/31/92. Applicant/agent A & S Property Management, Inc./Stephen Cacioli PRD I. Vote was unanimous.

ITEM 4.2
APPROVED CONTRACT
EXTENSION BLUE ACRES
SUBDIVISION PRD I

On motion and second by Comms. Robinson and Shapiro the Commission voted to move to Executive Session later in the meeting. Vote was unanimous.

ITEM 4.3
DELAY EXECUTIVE
SESSION

After discussion, on motion and second by Comms. Gionfriddo and Halibozeck the Commission granted final approval of the Westridge Estates Subdivision, Phases II, III, IV located off Randolph Road as depicted on a map entitled, "Westridge Estates, Phases II, III, IV with the conditions that (a) a cash deposit in the amount of \$18,000.00 for tree planting and restoration and a cash deposit in the amount of \$75,000.00 for miscellaneous items, as outlined in a Public Work's memo dated 1/7/92, be given to the City of Middletown to assure completion of any unfinished work; and (b) execution of a contract between the developer and the City of Middletown; and (c) a mylar map stating payment of \$1500 per unit at the time of connection is required to connect to the sanitary sewer system. Applicant/agent Westridge Association, Inc./Glenn Russo S90-22. Vote was unanimous.

ITEM 4.4
GRANTED FINAL
APPROVAL WESTRIDGE
SUBDIVISION PHASE
II,III,IV

On motion and second by Comms. Gionfriddo and Shapiro the Commission denied a request to a release cash deposit being held for the Red Area Part III subdivision located in the Wesleyan Hills P.R.D. Applicant/agent Hill Development Corp./Joseph Lombardo P.R.D. I. Vote was unanimous. The Commission denied the release of the cash deposit based on comments from the Public Works Department.

ITEM 4.5
DENIED RELEASE CASH
DEPOSIT RED AREA
SUBDIVISION PART III

On motion and second by Comms. Gionfriddo and Halibozek the Commission granted final approval of Section II, Phase I of The Meadows at Riverbend Subdivision, lots 29-33, 68, 69, 96, 97 and 113 - 118 as depicted on a map entitled, "The Meadows at Riverbend Subdivision, Section II, Phase I" with the conditions that (a) a cash deposit in the amount of \$8,000.00 for tree planting and restoration and \$85,000.00 for miscellaneous items, as outlined in a Public Work's memo dated 1/6/92, to be given to the City of Middletown to assure completion of any unfinished work; and (b) execution of a contract between the developer and the City of Middletown; and (c) a mylar map be submitted. Applicant/agent Tuttle Road Associates/Robert Fusari S91-15. Vote was unanimous.

ITEM 4.6
GRANTED FINAL
APPROVAL THE MEADOWS
AT RIVERBEND
SUBDIVISION SECTION
II, PHASE I

On motion and second by Comms. Gionfriddo and Robinson the Commission approved lot line revisions located at 595, 601, 613 Washington Street as depicted on a map entitled, "Individual Properties of Victor B. Rook, Sr. and Shirley J. & Victor B. Rook, Sr. dated 12/12/91". Applicant/agent Shirley J. and Victor B. Rook, Sr. L91-9. Vote was unanimous.

ITEM 5.1
APPROVED LOT LINE
REVISION

There is a separate transcript of the public hearing items.

ITEM 6
PUBLIC HEARING

The consensus of the Executive Session regarding Smith Park was the Commission agreed with the amended Memo of Understanding from the City Attorney's Office with the condition that the fence be acceptable from a traffic and aesthetic standpoint.

ITEM 4.3
EXECUTIVE SESSION
SMITH PARK

Acting Director William Warner reviewed the proposed subdivision regulations with regard to the open space, sidewalks, and concrete aprons proposals. He informed the Commission that he was working with the Fire Departments concerning residential sprinklers. Vice-Chm. Stephen Gionfriddo requested that William Warner gather information regarding using surety bonds in lieu cash deposits to assure completion of subdivisions since developers in this economy have difficulty getting loans.

ITEM 3.2
SUBDIVISION WORK
SHOP

Carl Bolz of the Westfield Residents for Rational Development group spoke to the Commission and stated that he disagreed with staff interpretation regarding a permit to be issued by the Department of Environmental Protection for Safeway Disposal Systems located at 80 Industrial Park Road. He urged the Commission to schedule a public hearing. He felt the industrial microwaves were not a permitted use.

ITEM 7
DISCUSSION WITH
PUBLIC SAFEWAY
DISPOSAL SYSTEMS 80
INDUSTRIAL PARK ROAD

On motion and second by Comms. Gionfriddo and Robinson the Commission adjourned the meeting at 10:05 P.M. Vote was unanimous.

ADJOURNMENT

Respectfully submitted,



Hope P. Kasper
Administrative Secretary

Approved at the Meeting of 1/22/92.