

Chairman; Stephen T. Gionfriddo, Secretary Louis A. Carta. Members: Steven J. Leinwand, William S. Pillarella. Alternates: Paul H. Bixby, Stephen Gadowski, Thomas E. Hutton, Jr.	P & Z COMMISSION MEMBERS PRESENT MEMBERS ABSENT
Vice-Chairman; Cos Giuffrida, Members: Sebastian J. Passanesi, Rose Sbalcio, Alternate; Paul P. Parisi.	
Phil Bauer, Public Works., Marty Kearns from the Hartford Courant, 50 members of the public	OTHERS
Dir. George Reif, Planner Nino Martucci, Assistant Secretaries: Pamela Jones, Beverly Augustine.	STAFF
Comm. Paul Bixby acted for Comm. Cos Giuffrida, Comm. Stephen Gadowski acted for Comm. Sebastian Passanesi, Comm. Thomas Hutton acted for Comm. Rose Sbalcio.	ACTING MEMBERS
There was a public hearing prior to the Regular Meeting.	P.H. 1/9/85
On motion and second by Comm. Leinwand and Comm. Bixby the Commission approved the minutes of the 12/12/84 meeting. Vote was unanimous.	APPROVED MINUTES OF 12/12/84
There was no old business to discuss.	OLD BUSINESS
On motion and second by Comm. Leinwand and Comm. Bixby the Commission scheduled a public hearing on January 23, 1985 to consider a proposed 2 lot subdivision located on Aston Lane in an R-1 zone. Applicant/agent John Bednarz/T.F. Jackowiak. Vote was unanimous.	SCHEDULED A P.H. FOR 1/23/85 JOHN BEDNARZ
The applicant requested that his application concerning a home occupation in a R-3 zone for a taxidermy business be presented to the Commission at its meeting of January 23, 1985. Applicant Joseph Pitruzzello.	APPLICATION FOR A TAXI- DERMY BUSINESS RESCHEDULED 1/23/85.
On motion and second by Comm. Leinwand and Comm. Hutton the Commission scheduled a public hearing on January 23, 1985 to consider a proposed <u>Zoning Code</u> text amendment to include care/nursing homes and community residential treatment facilities as a special exception use in the B-2 zone (<u>Zoning Code</u> item 61.02.22). Proponent/Planning and Zoning Commission. Vote was unanimous.	SCHEDULED A P.H. FOR ZONING TEXT CHANGE TREAT- MENT FACILITIES IN A B -2 ZONE
The Commission accepted the withdrawal of an application from the agent for the adjustment of a lot line for Lot #1 located on the corner of Aston Lane and Wadsworth Street. Applicant/agent Frank Bednarz/T.F. Jackowiak. Vote was unanimous.	WITHDRAWAL OF APPLICATION FOR ADJUSTMENT OF LOT LINE FRANK BEDNARZ SCHEDULED A P.H. FOR A 3 FAMILY UNIT IN A R-1 ZONE Carl Charton
On motion and second by Comm. Hutton and Comm. Gadowski the Commission scheduled a public hearing on January 23, 1985 to consider a proposed special exception to permit a 3 family unit located on Pine Street in an R-3 zone. Applicant/agent Carl L. Charton/T.F. Jackowiak. Vote was unanimous	

On motion and second by Comm. Leinwand and Comm. Hutton the Commission voted to schedule a public hearing to consider a proposed 20 lot subdivision in a R-1 zone. Applicant Louis Carta. Vote was unanimous. Commissioner Carta dismissed himself from the meeting during the presentation of this proposal.

SCHEDULED A
P.H. FOR 1/23/85
20 LOT SUBDIVISION,
LOUIS CARTA

On motion and second by Comm. Gadomski and Comm. Hutton the Commission scheduled a public hearing to consider a special exception to permit professional offices in an R-3 located at 192 South Main Street. Applicant/agent John P. Lee, M.D./T.F. Jackowiak. Vote was unanimous.

SCHEDULED A
P.H. FOR 1/23/85
S.E. PROFESSIONAL OFFICES
JOHN LEE

On motion and second by Comm. Leinwand and Comm. Pillarella the Commission scheduled a public hearing for January 23, 1985 to consider a proposed Zoning Code text amendment to include Section F. under 44.08.02 as follows: A child care facility may include a residential unit for the owners/operators own use. Applicant Robert Earl Parker. Vote was unanimous.

SCHEDULED A
P.H. FOR ZONING TEXT ADMENDMENT SECTION 44.08.02
ROBERT PARKER

On motion and second by Comm. Leinwand and Comm. Gadomski the Commission scheduled a public hearing for January 23, 1985 to consider a proposed new 2 lot subdivision located on the corner of Boston Road and Beverly Heights in an R-1 zone. Applicant/agent Salvatore Mazzotta/T.F. Jackowiak. Vote was unanimous.

SCHEDULED A
P.H. FOR A 2 LOT SUBDIVISION
SALVATORE MAZZOTTA

On motion and second by Comm. Leinwand and Comm. Hutton the Commission scheduled a public hearing to consider a proposed 2 lot subdivision at 454 Bartholomew Road in an R-1 zone. Applicant Alfreda and Eugene Kuzminski. Vote was unanimous.

SCHEDULED A
P.H FOR A 2 LOT SUBDIVISION
ALFREDA & EUGENE KUZMINSKI

On motion and second by Comm. Leinwand and Comm. Hutton the Commission denied a proposed Zoning Code text amendment to permit a "fitness center" in a IT zone. Applicant Kevin T. Cleary. The Commission decided to deny the application since no one appeared to represent the applicant at this meeting and the meeting of 12/12/84. Vote was unanimous.

DENIED A ZONING CODE TEXT AMENDMENT TO PERMIT A FITNESS CENTER IN A IT ZONE
KEVIN CLEARY

On motion and second by Comm. Leinwand and Comm. Hutton the Commission scheduled a public hearing to consider a proposed special exception to permit a care/nursing home and treatment facility at 436-438 Washington Street, a B-2 zone. Applicant/agent Gilead House Inc./Dr. Joseph Cariello. Vote was unanimous.

SCHEDULED A
P.H. FOR A S.E. TO PERMIT A CARE NURSING HOME & TREATMENT FACILITIES
GILEAD REPORTS

No reports.

On motion and second by Comm. Leinwand and Comm. Hutton the Commission adjourned the meeting at 8:55 P.M. Vote was unanimous

ADJOURNMENT

Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,

Pamela J. Jones

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