

Chm. Stephen T. Gionfriddo, Vice-Chm. Cos Giuffrida, Sec'y Louis A. Carta, Steven J. Leinwand, Vincent J. Loffredo, Rose Sbalcio; Alternates: Paul H. Bixby, Stephen Gadowski, Thomas F. Hutton, Jr. COMMISSION MEMBERS PRESENT

Mayor Sebastian J. Garafalo, Dir. P.W. Salvatore Fazzino, Sebastian J. Passanesi, Alternate: Thomas J. Serra MEMBERS ABSENT

Alternate Comm. Gadowski acted for absent Comm. Passanesi. Alternate Comm. Hutton acted for Vice-Chm. Giuffrida who was excused at 8:23 P.M. after the completion of the Public Hearing. Alternate Comm. Paul Bixby acted for Comm. Leinwand who disqualified himself on the Westfield Associates and Brechlin subdivisions. ACTING MEMBERS

Dir. George A. Reif, Hope Kasper, Patricia Michnowicz STAFF

Lucas Held, Reporter, Middletown Press; Philip Bauer, Engineer, Public Works Department; and approximately 17 members of the audience. OTHERS

There is a separate transcript of the Public Hearing. Item No. 3 of the Public Hearing was delayed until 8:15 P.M. PUBLIC HEARING TRANSCRIPT

1/11/84

The Commission acknowledged receipt of the 12/14/83 Public Hearing transcript. On motion and second by Comms. Loffredo and Leinwand the Commission approved the Minutes of the 12/14/83 meeting. ACKNOWLEDGE P.H. TRANSCRIPT 12/14/83 APPROVED MINUTES

12/14/83

Virginia Renschen addressed the Commission regarding the standards of housing allowed and requested regulations be incorporated within the Zoning Code. Comm. Carta advised her our Building Department follows all State and Federal Regulations and does not allow any type of substandard housing. DISUCSSION WITH PUBLIC HOUSING

Walter Dreaheer asked the status of existing P.R.D.'s and requested that no similar type of development be allowed with the Zoning Code. Chm. Gionfriddo told him the City Attorney had advised the Comm. that Wesleyan Hills was a valid P.R.D., any additions to other existing P.R.D.s he must study further, and any new regulations regarding P.R.D.s needs the consent of the Common Council prior to a decision by the P & Z Comm. P.R.D.'s

Comm Leinwand requested a thank you letter be sent to Joe Lombardo, President of Hill Development Corp., for the Status of Wesleyan Hills being developed since 1968 report. Comm. Loffredo requested an updated report on the Cedar Village and Westlake P.R.D.s appear on the 1/25/84 agenda. STATUS OF WESLEYAN HILLS REPORT

Dir. Reif discussed the Norwalk Court case with Chm. Gionfriddo. Dir. Reif recommended changing the name of the proposed Rural Historic Preservation zone to Rural Residential zone. On motion and second by Comms. Loffredo and Giuffrida, the Commission decided to rerun the Public Hearing including the entire text and map proposals heard at the Commission's meeting of 12/14/83 and Dir. Reif's recommendation of creating a Rural Residential zone. Vote was unanimous.

On motion and second by Comms. Loffredo and Gadowski, the Commission scheduled a P.H. on 1/25/84 to consider a text amendment to establish a standard of map accuracy to be included in both the Zoning Code and the Subdivision Regulations. Vote was unanimous. SCHEDULED P.H. 1/25/84 STANDARD OF MAP ACCURACY Z84-1

The Commission decided to continue the Power Plant proposal on the agenda for the meeting of 1/25/84. Chm. Gionfriddo said he would consult the City Attorney regarding the definition in the Zoning Code for a solid waste facility or whether a new definition was needed in the Zoning Code to consider the power plant proposal.

CONTINUE POWER
PLANT PROPOSAL
DAINTY RUBBISH
SERVICE, INC.
Z83-13

At this point during the meeting Vice-Chm. Giuffrida was excused and Alternate Comm. Hutton acted in his absence on the following items.

On motion and second by Comms. Loffredo and Gadomski, the Commission scheduled a P.H. on 2/8/84 to consider a subdivision of a parcel of land located between Atkins St. and Stantack Road for applicant/agent Westfield Associates/Attorney William T. Shea. Vote was unanimous. Seventy lots are being considered in this subdivision.

SCHEDULED P.H.
2/8/84 SUB.
ATKINS ST. &
STANTACK RD.
WEST. ASSOC.
S83-25

On motion and second by Comms. Loffredo and Hutton, the Commission scheduled a P.H. on 2/8/84 to consider a five lot subdivision of a parcel of land on the west side of Atkins Street for applicant/agent Ruth Brechlin/Atty. George V. Lawler. Vote was unanimous.

SCHEDULED P.H.
2/8/84 SUB.
ATKINS ST.
R. BRECHLIN
S82-26

On motion and second by Comms. Loffredo and Leinwand, the Commission scheduled a P.H. on 1/25/84 for a text amendment in the Zoning Code to remove all references regarding P.R.D.s. This involves Sections 44.08.22 and 69.02.15. Vote was unanimous.

SCHEDULED P.H.
ZONING CODE
TEXT AMEND.
P.R.D. Z84-2

On motion and second by Comms. Loffredo and Leinwand, the Commission accepted withdrawal of the Richards Brook subdivision located in the Westfield section of Middletown with Boardman Lane at the southern extreme reaching northward with an entrance street from Middle Street north of the North & Judd plant all in the Interstate Trade zone. This was given preliminary approval at the Commission's meeting of January 12, 1983. Applicant/agent Joseph R. Carney representing Middletown Industrial Development Corporation. Vote was unanimous.

ACCEPTED WITH-
DRAWAL RICHARDS
BROOK SUBDIVI-
SION-BOARDMAN
LANE & MIDDLE
ST. S82-14

On motion and second by Comms. Leinwand and Loffredo, the Commission agreed to allow Hill Development Corporation to reduce the money held in escrow for Section II of the Blue Hill Neighborhood. Vote was unanimous.

APPROVED RE-
QUEST-BLUE HILL
NEIGHBORHOOD
WESLEYAN HILLS
SCHEDULED P.H.
1/25/84 RESUB.
ATKINS ST. &
SAW MILL RD.
S84-2

On motion and second by Comms. Loffredo and Sbalcio, the Commission scheduled a P.H. on 1/25/84 to consider a resubdivision to create 2 lots in the R-1 zone located on the northeast corner of Atkins Street and Saw Mill Road. Applicant Filomena & Thomas Soyster. Vote was unanimous.

APPROVED S.E.
REAR LOT W/S
TRYON ST.
S83-24

On motion and second by Comms. Loffredo and Leinwand, the Commission approved a special exception to permit a rear lot in an R-1 zone located on the west side of Tryon Street for applicant James W. Clohosey. Vote was unanimous.

On motion and second by Comms. Loffredo and Sbalcio, the Commission approved a resubdivision to create an additional lot in an R-1 zone located on the south side of Bow Lane for applicant/agent Helena M. Wilson/Atty. Ralph Wilson. Vote was unanimous.

APPROVED RESUB.
S/S BOW LANE
H. WILSON
S83-21

On motion and second by Comms. Loffredo and Sbalcio, the Commission adopted a Zoning Code text amendment, Section 61.01, to include as a permitted use

in the Interstate Trade zone the following: "Retail sales distribution facility ADOPTED TEXT for the processing of orders for and preparation of pharmaceutical and related AMEND. ZONING products in the health care field but not to include sale and delivery of product CODE, PHAR- to customers on premises. This becomes effective January 18, 1984. Applicant/ MACEUTICAL agent American Continue Care/Atty. Dean Thomasson. Vote was unanimous. FACILITY

Z83-12
APPROVED S.E.
HOME OCCUPA-
TION 141 MILE
LANE No. 156

On motion and second by Comms. Leinwand and Sbalcio, the Commission approved a special exception to permit a Home Occupation (food preparation) in an R-1 zone at 141 Mile Lane for applicant/agent John J. Milardo. Vote was unanimous.

On motion and second by Comms. Leinwand and Sbalcio, the Commission approved a resubdivision and special exception to permit a rear lot in an R-1 zone located on the east side of East Street plus one regular lot with the stipulation all departmental comments are met. Applicant/agent Herman C. and Marion H. Demerchant/T. Jackowiak. Vote was unanimous. Lot #1 with the existing house must be connected to City water and sewer facilities per Section 21.03 of the Zoning Code and map dated 9/8/75 with a revision date of 9/2/83 entitled Property of Herman C. and Marion H. Demerchant must be corrected to show an existing 20 foot sanitary sewer easement not 10 feet as shown.

APPROVED S.E.
RESUB. E/S
EAST ST.
DEMERCHANT
SE83-14

Comm. Leinwand raised the question of possibly saving an historical house known as the Timberlost Farm at 218 Boardman Lane by rezoning the property surrounding the house to an R-1 zone. Dir. Reif advised Comm. Leinwand that rezoning will not stop anyone from demolishing a building.

TIMBERLOST
FARM - 218
BOARDMAN LANE

Comm. Carta presented a statement to the Commission concerning past activities of the Commission.

No Reports

REPORTS

Adjournment 9:20 P.M.

ADJOURNMENT

Approved at the Meeting of

Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,

Hope P. Kasper
Hope P. Kasper