

Chm. Stephen T. Gionfriddo, Sec'y Louis Carta, Steven J. Leinwand, William A. Pillarella, Rose Sbalcio, Alternates: Paul H. Bixby, Stephen Gadomski, Thomas E. Hutton, Jr. Dir. P.W. Salvatore Fazzino, Ex-Officio. COMMISSION MEMBERS PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Vice-Chm. Cos Giuffrida, Sebastian J. Passanesi, and Alternate Paul P. Parisi. MEMBERS ABSENT

Comm. Gadomski acted for Comm. Giuffrida and Comm. Hutton acted for Comm. Passanesi. ACTING MEMBERS

Dir. George A. Reif, Hope P. Kasper, Secretary, Pam Jones, Assistant Secretary. STAFF

Lucas Held, Reporter, Middletown Press, and approximately 100 members of the audience. OTHERS

There was a Public Hearing prior to the Regular Meeting. P.H. 1/23/85

On motion and second by Comms. Leinwand and Gadomski, the Commission approved the minutes with the following amendment. On the Scripo subdivision the decision included that the proposal meet the requirements of the Health Dept. and Water/Sewer Dept. Vote was unanimous. APPROVED MINUTES AMENDMENT 1/9/85

On motion and second by Comms. Leinwand and Hutton the Commission scheduled a Public Hearing on 2/13/85 to consider a home occupation in an R-3 zone for a taxidermy business located at 7 Stow Avenue. Applicant Joseph Pitruzzello. Vote was unanimous. SCHEDULED P.H. 2/13/85 H.O. 7 STOW AVE. PITRUZZELLO

On motion and second by Comms. Leinwand and Sbalcio the Commission reapproved a resubdivision of a parcel of land into 2 lots located at Ballfall Road in an R-1 zone for applicant/agent John H. and Janet Marosz/Atty. Joseph Borkowski. Vote was unanimous. REAPPROVED RESUB. BALLFALL RD. J. & J. MAROSZ

On motion and second by Comms. Leinwand and Gadomski the Commission granted lot certification for a lot located at 46 Kelsey Street in an R-1 zone for applicant Anthony Marino. Vote was unanimous. GRANTED LOT CERTIFICATION 46 KELSEY MARINO

On motion and second by Comms. Carta and Hutton, the Commission scheduled a Public Hearing on 2/13/85 to consider a Zoning Code text amendment to sections 60.02.15 and 44.08.02 to allow radio station in the R-1 zone as a Special Exception. Applicant Connecticut Radio Fellowship, Inc./Atty. Wood. Vote was unanimous. SCHEDULED P.H. 2/13/85 Z.C. TEXT AMENDMENT RADIO TRANSMISSION CT. RADIO FELLOWSHIP ROUND HILL RD.

On motion and second by Comms. Leinwand and Pillarella the Commission granted final approval for a subdivision known as Steeple View Estates located off Miner Street in an R-1 zone with the provision that a contract be initiated by the City Attorney between the developer and the City of Middletown and a cash deposit for final coat of pavement on the street, installation of sidewalks, and curbs. Applicant Richard T. and Michael G. Bergan. Vote was unanimous. GRANTED FINAL APPROVED STEEPLE VIEW ESTATES OFF MINER ST. BERGAN

The Commission accepted withdrawal of a lot approval located on Gleeson Road. Applicant Clarence and June Green. WITHDRAWN GLEESON RD. GREEN

On motion and second by Comms. Gadomski and Sbalcio the Commission scheduled a Public Hearing on 2/13/85 to consider a Zoning Code text amendment to allow cleaning establishments in an I-2 zone for applicant/agent Windsor Best Cleaners/Atty. Dean A. Thomasson. Vote was unanimous.

SCHEDULED P.H.
2/13/85 TEXT
AMENDMENT Z.C.
CLEANING ES-
TABLISHMENTS

On motion and second by Comms. Leinwand and Gadomski the Commission gave an affirmative G.S. 8-24 Report for two small parcels of land to Bourdon Forge in return for a larger parcel on the s/s of Tuttle Road. Applicant Public Works Dept.

BEST CLEANERS
AFFIRMATIVE
G.S.8-24
BOURDON FORGE

On motion and second by Comms. Leinwand and Gadomski the Commission adopted Zoning Code text amendment to include Section F under Section 44.08.02 as follows: A child care facility may include a residential unit for the owners/operators own use. Applicant/agent Robert Earl Parker. Effective date of amendment is February 1, 1985. Vote was 6 to 1. Comms. voting in favor were Gionfriddo, Carta, Pillarella, Gadomski, Hutton and Leinwand. Comm. voting in opposition was Sbalcio.

ADOPTED TEXT
AMENDMENT Z.C.
CHILD CARE
FACILITES

On motion and second by Comms. Leinwand and Gadomski the Commission approved a special exception to permit a day care facility in an R-1 zone located on Middle Street in an R-1 zone for applicant Robert Earl Parker with the provision that a corrected site plan be filed with the P & Z Dept. office. Vote was 6 to 1. Comms. voting in favor were Comms. Gionfriddo, Carta, Leinwand, Gadomski, Hutton and Pillarella. Comm. voting in opposition was Sbalcio. The Commission felt the proposal was in compliance with the Plan of Development and Section 44 of the Zoning Code.

APPROVED. S.E.
CHILD CARE
MIDDLE ST.
ROBERT PARKER

On motion and second by Comms. Leinwand and Pillarella the Commission approved a 2 lot subdivison on Aston Lane in an R-1 zone for applicant John Bednarz/T. F. Jackowiak. Vote was unanimous.

APPROVED 2
LOT SUBDIVISION
ASTON LANE
BEDNARZ

On motion and seocnd by Comms. Leinwand and Hutton the Commission denied a special exception to permit a 3 family unit located on Pine Street in an R-3 zone. Applicant Carl Vote was unanimous. The Commission felt the proposal was not in compliance with the Zoning Code or Section 44 of the Zoning Code. Applicant/agent Charton/T. F. Jackowiak.

DENIED S.E.
3 DWELLING UNIT
PINE ST.
CHARTON

On motion and second by Comms. Leinwand and Gadomski the Commission approved a special exception to permit professional offices in an R-3 zone located at 192 South Main Street in an R-3 zone with the provision that the driveway be widen to 18 feet, if possible, and meet the requirements of the Public Works Dept. and Health Dept. Applicant/agent John P. Lee, M.D./T. F. Jackowiak. The Commission felt the proposal was in compliance with the Plan of Development and Section 44 of the Zoning Code. Vote was unanimous.

APPROVED. S.E.
PROFESSIONAL
OFFICES SOUTH
MAIN ST.
DR. JOHN LEE

On motion and second by Comms. Gadomski and Pillarella the Commission approved a 2 lot subdivision at 454 Bartholomew Road in an R-1 zone for applicant Alfreda and Eugene Kuzminski. Vote was unanimous.

APPROVED 2
LOT SUB.
BARTHOLOMEW RD
KUZMINSKI

On motion and second by Comms. Leinwand and Gadomski the Commission adopted a Zoning Code text amendment to allow care/nursing homes and community residential treatment facilities as a special exception use

ADOPTED TEXT
AMENDMENT Z.C.
CARE/NURSING
HOME & TREAT-
MENT FACILITY

in the B-2 zone as section 61.02.22. Proponent P & Z Commission. Vote was unanimous. Effective date of amendment is February 1, 1985.

On motion and second by Comms. Leinwand and Gadomski the Commission approved a special exception to allow a care/nursing home and community residential treatment facility in a B-2 zone located at 436-438 Washington Street. Applicant Gilead House/Dr. Joseph Cariello. The Commission felt this was in compliance with the Plan of Development and Section 44 of the Zoning Code.

APPROVED S.E.
CARE/NURSING
TREATMENT FAC-
ILITY 436-438
WASHINGTON ST.
GILEAD HOUSE

No reports.

REPORTS

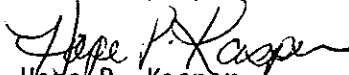
Adjournment 10:45 P.M.

ADJOURNMENT

Minutes approved at the meeting of _____

Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,


Hope P. Kasper
Secretary