

PLANNING AND ZONING COMMISSION REGULAR MEETING JANUARY 23,
1991, 7:00 P.M. PAGE 1 OF 5

Chw. Ann Loffredo, Vice-Chm. John Robinson, Sec'y Stephen
Gadomski, Robert Bourne, Philip Halibozek, Stephen Shapiro, COMM
Jennifer Alexander, Frank Faraci, Jr. who left at 9:30 P.M., MEMBERS
Stephen T. Gionfriddo, who left at 10:10 P.M. PRESENT

Mayor Paul Gionfriddo, Ex-Officio, Dir. P.W. Salvatore Fazzino MEMBERS
Ex-Officio, Seb J. Passanesi ABSENT

Alternate Comm. Jennifer Alexander acted for absent Comm.
Sebastian Passanesi. Alternate Comm. Stephen T. Gionfriddo ACTING
voted on all the Plan of Development Chapters and acted for MEMBERS
absent Comm. Sebastian Passanesi. Alternate Comm. Jennifer
Alexander did not act for absent Comm. Sebastian Passanesi
since she was not a member of Commission during the public
hearings.

Dir. George A. Reif, William Warner, Planner, Hope P. Kasper, STAFF
Administrative Secretary

Reporter Middletown Press, Reporter WCNX, and approximately 50 OTHERS
members of the audience.

On motion and second by Comms. Shapiro and Bourne the Commis- APPROVED
sion approved the minutes of the December 12, 1990 meeting. MINUTES
Vote was unanimous. On motion and second by Comms. Shapiro 12/12/90 R.M.
and Gadomski the Commission approved the minutes of the Spe- 1/14/91 S.M.
cial Meeting held January 14, 1991. Vote was unanimous.

On motion and second by Comms. Gadomski and Shapiro the Com- ADOPTED VARIOUS
mission voted to adopt the Introduction and Background Infor- CHAPTERS OF
mation Portion of the Plan of Development as submitted to the THE
Commission on November 8, 1990 with an effective date of PLAN OF
February 15, 1991. A copy of the adopted text is on file in DEVELOPMENT
the Office of the Town Clerk. Proponent P & Z Comm. Vote was
unanimous.

On motion and second by Comms. Gadomski and Halibozek the
Commission voted to adopt the Goals Portion of the Plan of
Development as submitted to the Commission on November 8, 1990
with a revision as submitted on January 9, 1991 with an effe-
ctive date of February 15, 1991. A copy of the adopted text
is on file in the Office of the Town Clerk. Proponent P & Z
Comm. Vote was unanimous.

On motion and second by Comms. Gadomski and Robinson the
Commission voted to adopt the City Survey Portion of the Plan
of Development as submitted to the Commission on November 8,
1990 with an effective date of February 15, 1991. A copy of
the adopted text is on file in the Office of the Town Clerk.
Proponent P & Z Comm. Vote was unanimous.

On motion and second by Comms. Gadomski and Halibozek the

Commission voted to adopt the Recreation Portion of the Plan of Development including revised text as submitted to the Commission on November 8, 1990 and maps filed in the Town Clerk's Office with an effective date of February 15, 1991. A copy of the adopted text and maps are on file in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous.

On motion and second by Comms. Gadomski and Halibozek the Commission voted to adopt the Housing Portion of the Plan of Development as submitted to the Commission on November 8, 1990 with an effective date of February 15, 1991. A copy of the adopted text is on file in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous.

On motion and second by Comms. Gadomski and Halibozek the Commission voted to adopt the Transportation Portion of the Plan of Development including revised text as submitted to the Commission on November 8, 1990 and revised map with an effective date of February 15, 1991. A copy of the adopted text and map is on file in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous.

On motion and second by Comm. Gadomski and Halibozek the Commission voted to adopt the Consistency Statement and Population Portions of the Plan of Development as submitted to the Commission on November 8, 1990 with an effective date of February 15, 1991. A copy of the adopted text is on file in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous.

On motion and second by Comms. Gadomski and Halibozek the Commission voted to adopt the Current Land Use Portion of the Plan of Development including revised text as submitted to the Commission on November 8, 1990, with the addition of United Technologies as a large land owner, and maps as filed in the Town Clerk's Office with an effective date of February 15, 1991. A copy of the adopted text and map is on file in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous.

On motion and second by Comms. Gadomski and Halibozek the Commission voted to adopt the Economic Section of the Plan of Development including text as submitted to the Commission on November 14, 1990 and maps as filed in the Town Clerk's Office with an effective date of February 15, 1991. A copy of the adopted text and map is on file in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous.

On motion and second by Comms. Gadomski and Halibozek the Commission voted to adopt the Water/Sewer Section of the Plan of Development including text as submitted to the Commission on November 8, 1990 and maps filed in the Town Clerk's Office with an effective date of February 15, 1991. A copy of the adopted text and maps are on file in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous.

On motion and second by Comm. Gadomski and Halibozek the

Commission voted to adopt the Implementation Section of the Plan of Development as submitted to the Commission on November 8, 1990 with an effective date of February 15, 1991. A copy of the adopted text is on file in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous.

On motion and second by Comm. Gionfriddo and Robinson the Commission voted to continue to table the proposed Natural Resource and Open Space Section of the Plan of Development. Proponent P & Z Comm. Vote was unanimous.

CONTINUED TO
TABLE NATURAL
RESOURCE &
OPEN SPACE
P.O.D.

On motion and second by Comm. Gionfriddo and Shapiro the Commission voted to continue to table the proposed Future Land Use portion of the Plan of Development. Proponent P & Z Comm. Vote was unanimous.

CONTINUED TO
TABLE FUTURE
LAND USE -
P.O.D.

On motion and second by Comms. Gadomski and Shapiro the Commission voted to supersede all sections of the 1976 Plan of Development with the exception of the 1976 Land Use Component and Map. The superseded sections are replaced with the sections referenced above with an effective date of February 15, 1991. A copy of the adopted text is on file in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous.

ADOPTED
VARIOUS
CHAPTERS OF
P.O.D.
EFFECTIVE
2/15/91

On motion and second by Comm. Robinson and Shapiro the Commission granted a release of cash deposit for the Laurel Grove Estates Subdivision Phase II located off Laurel Grove Road. Applicant/agent Stanley Peck. S87-39

GRANTED RELEASE
CASH DEPOSIT
LAUREL GROVE
RD. SUB

On motion and second by Comms. Robinson and Shapiro the Commission granted final approval to Phase III of the Springbrook II subdivision off of Congdon Street with the condition that a contract be executed and cash bond of \$6,500 be deposited for the completion of unfinished items as specified by the Public Works Department. Applicant/agent Milone and MacBroom S87-38. Vote was unanimous.

GRANTED FINAL
APPROVAL PHASE
III SPRING-
BROOK SUB

On motion and second by Comms. Robinson and Gadomski the Commission tabled a request for the release of cash deposit for the Westwood Subdivision off of Westfield Street. Applicant/agent Southfield Limited Partnership/Robert Coughlin S87-15. Vote was unanimous.

TABLED RELEASE
CASH DEPOSIT
WESTWOOD SUB

On motion and second by Comms. Shapiro and Gadomski the Commission scheduled a public hearing on February 13, 1991 to consider a proposed 2 lot resubdivision which includes a rear lot as a special exception located on Castanea Court. Applicant/agent Stephen E. Sivonda/Christopher G. Bell. S91-1. Vote was unanimous.

SCHEDULED P.H.
2/13/91
2 LOT RESUB
S.E. REAR LOT
CASTANEA COURT
S. SIVONDA

On motion and second by Comm. Robinson and Shapiro the Commission scheduled a public hearing on February 13, 1991 to consider a proposed Zoning Map amendment to change from R-30 zone to the M zone located on Saybrook Road and Brooks Road. Vote was unanimous.

SCHEDULED P.H.
2/13/91
ZONING MAP
AMENDMENT
SAYBROOK RD
S. MAZZOTTA

On motion and second by Comms. Shapiro and Halibozek the

Commission scheduled a public hearing on February 13, 1991 to consider a proposed Zoning Code text amendment to allow by special exception under Section 60.02.21 (Churches, etc.) in the MX zone. Applicant/agent George Fellner Z91-2. Vote was unanimous.

SCHEDULED P.H
2/13/91
Z.C. TEXT
AMENDMENT
G. FELLNER

On motion and second by Comms. Gionfriddo and Robinson the Commission granted an affirmative G.S. 8-191 review for the inform project plan for an area bounded by Timber Ridge Road and Middle Street. Applicant/agent City of Middletown/Inform. Vote was 5 to 0 with Commissioner Bourne abstaining. Commissioners Shapiro, Halibozek, and Faraci disqualified themselves. Commission members voting on the application were Ann Loffredo, John Robinson, Stephen Gionfriddo, Jennifer Alexander, and Robert Bourne, and Stephen Gadowski. (Amended 3/13/91.)

AFFIRMATIVE
G.S. 8-191
REVIEW
INFORM

Dir. Reif called to the attention of the Commission that contracts for completion of some of the subdivisions have expired and asked the Commission to discuss what action if any should be pursued to get the developers to complete their work. On motion and second by Comms. Gadowski and Shapiro the Commission requested that staff consult with the City Attorney to draft a letter to be sent to each developer advising that they have 30 days to complete the work prior to any action initiated by the City of Middletown. Vote was unanimous. The Commission also felt that the Finance Director should be notified to split any cash deposits in excess of \$100,000.00 to more than one bank. It was also requested that the Public Works Department be notified to attend future meetings.

DISCUSSION
CASH DEPOSITS
CONTRACTS
SUBDIVISIONS

On motion and second by Comms. Shapiro and Gionfriddo the Commission granted an exchange of a special exception use at 77-83 Crescent Street using Section 44.07.01 of the Zoning Code. Applicant/agent The Connection, Inc./Atty. Karpel SE91-1. Vote was unanimous. Chw. Ann Loffredo disqualified herself and Alternate Comm. Gionfriddo acted in her place. Alternate Comm. Alexander acted for absent Comm. Passanesi.

APPROVED EX-
CHANGE OF USE
77-83
CRESCENT ST
THE CONNEC-
TION

On motion and second by Comm. Shapiro and Gionfriddo the Commission approved a request for a lot line revision between lots 1 and 3 located at 217 Poplar Road. Applicant/agent Guglielmo DeBiasio/T.F. Jackowiak. S89-1. Vote was unanimous.

APPROVED
REQUEST LOT
LINE REVISION
217 POPLAR RD

On motion and second by Comms. Shapiro and Alexander the Commission scheduled a public hearing on February 13, 1991 to consider a proposal to continue a special exception to permit natural resource extraction of feldspar and other minerals in the area of River Road. Applicant/agent Feldspar Corp/William Condron. SE91-2. Vote was unanimous.

SCHEDULED P.H
2/13/91
S.E. NATURAL
RESOURCE
EXTRACTION
FELDSPAR

Comm. Faraci left at 9:30 P.M. after public hearing item 5.1 which concerned an application submitted by Westridge Association, Inc. No. 90-22.

Comm. Gionfriddo left at 10:10 after public hearing item 5.2 which concerned an application submitted by Joseph Salonia, No. S90-20.

There is a separate transcript of the public hearing.

P.H. TRANSCRIPT

On motion and second by Comm. Bourne and Halibozek the Commission accepted the reports submitted by the Zoning Enforcement Officer. Vote was unanimous.

ACCEPTED ZEO REPORTS

There was no discussion with the public under item 7 of the agenda.

NO DISCUSSION WITH PUBLIC No. 7 ADJOURNMENT

Adjournment was at 11:00 P.M.

Respectfully submitted,

Hope P. Kasper
Hope P. Kasper
Administrative Secretary

Approved at the Planning and Zoning Commission meeting of
2/13/91.