

PLANNING AND ZONING COMMISSION REGULAR MEETING JANUARY
28, 1987 7:00 P.M. Page 1 of 3

Vice-Chm. Steven J. Leinwand, Sec'y Stephen Gadomski,
Ann Loffredo, William Pillarella, John Robinson and
Alternates: Francis Patnaude, Richard Thompson, P.W.
Dir. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
PRESENT

Chm. Stephen T. Gionfriddo, Sebastian J. Passanesi,
alternates: Christine Lindquist, Gerard Roccapriore

ABSENT MEMBERS

Comm. Patnaude acted for absent Chm. Gionfriddo. Vice-
Chm. Leinwand acted as Chairman for Chm. Gionfriddo.
Comm. Thompson acted for absent Comm. Passanesi.

ACTING MEMBERS

Dir. George A. Reif, Nino Martucci, Planner, Hope P.
Kasper, Secretary, Cindy Luppi, Temporary Secretary.

STAFF

William Nagler, Reporter, Middletown Press, Carolyn
Ferra, Reporter, Hartford Courant, Kerry Zabicki,
Reporter, WCNX, and approximately 110 members of the
public.

OTHERS

A public hearing was held prior to the regular meeting
and all items were closed by Acting Chairman Steven J.
Leinwand. The Commission on motion and second by Comms.
Pillarella and Robinson accepted the withdrawal of a
proposed zoning map amendment and proposed special
exception located on Silver St. Applicant/agent Joseph
Voll/Atty. Milardol. Vote was unanimous.

P.H. 1/18/87

Jan Johnson told the Commission that WRRD, South End
Association, YNF, and Zone Watch are working together in
opposition fo the proposed zone change located on South
Main St. near Brown St. and Randolph Rd.

DISCUSSION WITH
PUBLIC

Shirley Harris also advised the Commission of the above.

Don Mitchell asked why an illegal public hearing was
scheduled on Silver and Wall St. Chm. Leinwand stated
the error was caught and the proposal was withdrawn.

Jan Miller asked the Commission to again work on the
Plan of Development.

On motion and second by Comms. Gadomski and Loffredo the
Commission approved the minutes of 1/14/87 meeting.
Vote was unanimous.

APPROVED MINUTES
1/14/87

On motion and second by Comms. Patnaude and Gadomski the
Commission denied a proposed 7 lot subdivision located
on Newfield St. and Tiger Lane. Applicant/agent P.J.S.
Development. Vote was unanimous. The Commission felt
since the zone was changed it would be more fesible to
apply under the new zone.

DENIED 7 LOT
SUBDIVISION
NEWFIELD ST. & TIGER
LANE
P.J.S. DEVELOPMENT

On motion and second by Comms. Patnaude and Loffredo the Commission adopted a requirement that the land owner's signature be on all applications submitted to Planning and Zoning Dept. Proponent P & Z Comm. Requirement shall become effective February 15, 1987. Vote was unanimous.

ADOPTED
REQUIREMENT
FOR OWNER'S
SIGNATURE

On motion and second by Comms. Loffredo and Thompson the Commission scheduled a public hearing on 2/11/87 to consider site plan review for 26 additoinal condominium units in the Orange Area of Wesleyan Hills P.R.D. Agpplicant/agnet Hill Development/Atty. Dzialo. Vote was unanimous.

P.H. 2/11/87
SITE PLAN RE-
VIEW 26 CONDO
LAUREL GROVE
RD & ORANGE R.
HILL DEVELOP-
MENT

On motion and second by Comms.. Pillarella and Gadomski the Commission scheduled a public hearing on 2/11/87 to consider a proposed spe exception to permit a 2 family dwelling in a T.D. zone. Applicant/agent Donnell Perry/Christopher Butler. Vote was unanimous.

P.H. 2/11/87
S.E. 2 FAMIL
DWELLING
D. PERRY
9 ELM ST.

On motion and second by Comms. Patnaude and Loffredo the Commission scheduled a public hearing on 2/11/87 to consider a proposed 2 lot resubdivsiion located on Wadsworth St. Applicant/agent John BednarzetalAtty. Borkowski. Vote was unanimous.

P.H. 2/11/87
2 LOT SUBDIVI
SION
WADSWORTH ST.
BEDNARZ

On motion and second by Comms. Loffredo and Patnuade the Commission scheduled a proposed rezoning of a parcel of ad lcoated on East St. from R-2 to R.D.T. (Research, Technology, and Development) Zone. Applicant/agent Arnold Peck/DeCarlo & Dol, Inc. Engineers.

P.H. 2/11/87
REZONING SOUT
MAIN ST.
BRONSON &
HUTENSKY

On motion and second by Comms. Loffredo and Patnaude the Commission scheduled a public haring on 2/11/87 to consider a proposed special exception to permit 9 residential aparmtnets rather than 4 apartmnets which was prveiously granted. Applicant/agent Cat's Realty/Atty. Dowley. Vote was unanimous.

P.H. 2/11/87
S.E. 9 APTS.
EAST MAIN ST
CAT'S REALTY

On motion and second by Comms. Pillarella and Thompson the Commission scheduled a public hearing on 2/25/87 to consider a proposed 77 lot subdivision locaed between Westfield St. and Congdon Sts. Applicant/agent Center for Engineering/C. Timothy Brown. Vote was unanimous.

P.H. 2/25/87
77 LOT SUB
WESTFIELD ST.
CONGDON ST.
CENTER FOR
ENGINEERING

On motion and second by Comms. Pillarella and Gadomski the Commission scheduled a public hearing on 2/11/87 to consider a proposed rezoning of a parcel of land located on South Main St. from R-2 to M (Multi-family). Applicant/agent Bronson & Hutensky/Atty. Karpel. Vote was unanimous.

P.H. 2/11/87
REZONING TO M
ZONE S. MAIN
BRONSON &
HUTENSKY

On motion and second by Comms. Pillarella and Gadomski the Commission scheduled a public hearing on 2/11/87 to consider a proposed special exception to permit 200 condominiums located on South Main St. near Brown St.

P.H. 2/11/87
S.E.
200 CONDOS IF
REZONED M
SOUTH MAIN ST
BRONSON &
HUTENSKY

and Randolph Rd. if rezoned M. Applicant/agent Bronson & Hutensky/Atty. Karpel. Vote was unanimous.

On motion and second by Comms. Gadowski and Pillarella the Commission granted approval to fill an area of the flood plain to protect the City of Middletown's River Road wells from contamination during potential floods. Applicant/agent Middletown Water/Sewer Dept./William Baron. Vote was unanimous.

GRANTED APPROVAL
TO FILL FLOOD
PLAIN
RIVER RD. WELLS
WATER/SEWER DEPT

On motion and second by Comms. Pillarell and Patnuade the Commission granted preliminary approval for a four rear lot subdivision located on Ridge Road with the following conditions: (a) it meet Water Sewer Depts. regulations; (b) a title search of a 10 foot strip of land at the rear of proposed lot be made showing the City is the owner of the strip and; (c) an agreement with Mr. Firtz assuring access to his property using the existing driveway in the abutting land to be subdivided. Applicant/agent E. LeRoy Brock/T. F. Jackowiak.

GRANTED PRELIM
APPROVAL 4 REAR
LOT SUBDIVISION
RIDGE RD.
E. LEROY BROCK

No Reports

REPORTS

Adjournment 9:20 P.M.

ADJOURNMENT

Approved _____ at _____ the _____ Meeting
of _____

Stephen Gadowski, Secretary
Planning and Zoning Commission

Minutes prepared by,


Hope P. Kasper