

Chm. Stephen T. Gionfriddo, Vice-Chm. Cos Giuffrida, Sec'y Louis A. Carta, Steven J. Leinwand, Vincent J. Loffredo, Sebastian J. Passanesi, Alternates: Paul H. Bixby, Stephen Gadomski arrived at 8:00 P.M., Thomas E. Hutton was excused at 8:30 P.M. Comm. Giuffrida was excused at 9:58 P.M.

COMMISSION
MEMBERS
PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio, Rose Sbalcio, Alternate Thomas J. Serra

MEMBERS
ABSENT

Alternate Comm. Bixby acted for absent Comm. Sbalcio

ACTING MEMBER

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

STAFF

Lucas Held, Reporter, Middletown Press; Phillip Bauer, Engineer, Public Works Department; Ellen Abrams, Reporter, WCNX; and approximately 24 members of the audience.

OTHERS

There is a separate transcript of the Public Hearing. The Public Hearing was delayed approximately 5 minutes to consider item 6.6 on the agenda.

P.H. TRANSCRIPT
2/8/84

On motion and second by Comms. Carta and Bixby, the Commission approved the minutes of the 1/25/84 meeting. The Commission also acknowledged receipt of the 1/25/84 Public Hearing transcript and the August 24, 1983 transcript. Vote was unanimous.

APPROVED MINUTES
1/25/84 ACKNOWLEDGE
1/25/84 &
8/24/83

Dir. Reif presented an updated report to the Commission regarding Cedar Village explaining the number of completed dwelling units in place and the number of dwelling units remaining to be built.

STATUS REPORT
CEDAR VILLAGE

On motion and second by Comms. Leinwand and Loffredo, the Commission adopted in both the Zoning Code and Subdivision Regulations a text amendment to establish as a standard of map accuracy as a class A-2 survey as recommended by the Connecticut Association of Land Surveyors, Inc. The amendment affects Zoning Code Section 55, Site Plan Approval Requirement, Item 55.04.01; and Subdivision Regulations B Preliminary Plat, Section 1B and D Final Plat, Section 2D. On motion and second by Comms. Leinwand and Giuffrida, this amendment becomes effective on February 20, 1984. Votes were unanimous.

ADOPTED ZONING
CODE & SUBDIVISION
REGS.
STANDARD OF MAP
ACCURACY
Z84-1

On motion and second by Comms. Leinwand and Loffredo, the Commission adopted the following resolution. 1. That section 60.02.15 and parts A through and including D of section 44.08.22 of the zoning code are repealed. 2. That Part E of section 44.08.22 is renumbered as section 12.07 and amended to read as follows: 12.07 Status of Approved Planned Residential Developments and Applications Filed Prior to September 2, 1972. A. Planned Developments approved and all applications submitted for approval prior to September 2, 1972, shall be subject to, completed and processed under the requirements of Section 45 as it existed on the above date. Copies of Zoning Code Section 45, pertaining to Planned Residential Development are available in the Office of the Commission and the Office of the Town Clerk. B. Planned Residential Developments approved and processed under the terms of Section 45 shall not be considered non-conforming uses regardless of the zone or zones in which it is located. 3. The intent, purpose and effect of this resolution is to repeal from the zoning code planned residential development as a permitted use and to allow the completion of unfinished planned residential developments in accordance with the terms of the regulations under which they were approved. 4. This resolution shall be effective

ADOPTED ZONING
CODE AMENDMENT
ELIMINATE SECTION
44.08.22
P.R.D.s ADD
SECTION 12.07
Z84-2

February 20, 1984, on motion and second by Comms. Leinwand and Carta. Votes were unanimous. The Commission requested Dir. Reif to prepare a proposal similar to the P.R.D. regulation repealed from the Zoning Code for consideration to the Common Council.

On motion and second by Comms. Leinwand and Loffredo, the Commission granted preliminary approval for a resubdivision to create 2 lots located on the northeast corner of Atkins Street and Saw Mill Road with the stipulation that the Health Department's requirements are met prior to final approval. Applicant is Filomena and Thomas Soyster. Vote was unanimous.

GRANTED PRELIMINARY APPROVAL
2 LOTS NORTHEAST COR. ATKINS ST. & SAW MILL RD.
T. SOYSTER S84-2
SCHEDULED P.H. 2/22/84 S.E. SOUTH SIDE SISK ST. E. WHITE S84-4
WOODLAND TERRACE STATUS REPORT

On motion and second by Comms. Giuffrida and Leinwand, the Commission scheduled a Public Hearing for 2/22/84 to consider a Special Exception to permit a rear lot in an R-1 zone located on the south side of Sisk Street. Applicant/agent Edward C. White/T. Jackowiak. Vote was unanimous.

Dir. Reif gave the Commission an updated report regarding the Woodland Terrace subdivision.

On motion and second by Comms. Giuffrida and Bixby, the Commission scheduled a Public Hearing on 3/14/84 to consider a proposal to readopt the Zoning Code and the Zoning Map. Vote was unanimous.

SCHEDULED P.H. 3/14/84 READOPT ZONING CODE & MAP
SCHEDULED P.H. 3/14/84 NOTIFICATION TO THE PUBLIC

On motion and second by Comms. Leinwand and Loffredo, the Commission scheduled a Public Hearing on 3/14/84 to consider alternatives ways of notifying the public other than advertising in the Legal section of the Middletown Press and the City Brief section of the Middletown Press. Vote was 5-2. Commissioners voting in favor were Passanesi, Leinwand, Giuffrida, Loffredo, and Gadomski. Commissioners voting in opposition were Commissioners Carta and Bixby. At this point in the meeting, Comm. Giuffrida was excused and Comm. Gadomski acted in his absence on the remaining items on the agenda.

Dir. Reif presented to the Commission population information as part of the Plan of Development. Comm. Leinwand requested a time frame be established for the completion of the updated Plan of Development. Comm. Passanesi recommended that the Planners be permitted to proceed with the Plan of Development rather than expecting lay Commission members make recommendations.

PLAN OF DEVELOPMENT

On motion and second by Comms. Giuffrida and Loffredo, the Commission scheduled a Public Hearing on 2/22/84 to consider a proposed resubdivision of 3 lots located on the north side of Wadsworth Street between Rogers Road and Hendley Street in an R-1 zone. Applicant/agent Estate of Morris Haftel/Atty. Philip Karpel. Vote was unanimous.

SCHEDULED P.H. 2/22/84 RESUBDIVISION NORTH SIDE WADSWORTH ST. EST. M. HAFTEL S84-6
DENIED SITE PLAN APPROVAL
SAFEWAY PRODUCTS MIDDLEFIELD ST. SPR84-3

On motion and second by Comms. Leinwand and Loffredo, the Commission denied site plan approval for construction of a parking lot across the Coghinchaug River from the existing building because the plan failed to comply with stipulations previously set forth by the Commission. Applicant/agent Safeway Products, Inc./Associated Architects. Vote was unanimous.

REPORTS
ADJOURNMENT

No Reports

Adjournment 10:36 P.M.

Approved at the Meeting of

Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,
Hope P. Kasper