

Chm. W. Lee Osborne, Vice-Chm. Philip Halibozek arrived at 7:20 p.m., Sec'y Stephen Shapiro, Comm. Ann Loffredo, Comm. John Robinson, Comm. Anthony Vasiliou, Comm. Francis Patnaude, Comm. Stephen Gadomski, Comm. Gerard Winzer

COMMISSION
MEMBERS
PRESENT

Comm. Sebastian Passanesi, Comm. Jennifer Alexander, Mayor Thomas J. Serra, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Planning Director, Thomas Nigosanti, Chief Engineer

STAFF

There were approximately twenty members of the public present.

PUBLIC

On motion and second by Comms. Francis Patnaude and Stephen Shapiro the Commission approved the minutes of the January 25, 1995 meeting. Vote was unanimous.

ITEM 2.1
APPROVED MINUTES
OF 1\25\95 MEETING

The Commission acknowledged the ZEO Sign Report and Monthly Report.

ITEM 3.1\3.2
ACKNOWLEDGED
ZEO SIGN AND
MONTHLY REPORTS

The Commission tabled Goals for 1995.

ITEM 3.3
TABLED GOALS
FOR 1995

On motion and second by Comms. Stephen Shapiro and Gerard Winzer the Commission affirmed an official policy regarding extensions of the time limits for completing major subdivisions.

ITEM 3.4
AFFIRMED OFFICIAL
POLICY REGARDING
EXTENSIONS OF TIME
LIMITS FOR
COMPLETING MAJOR
SUBDIVISIONS

On motion and second by Comms. Stephen Shapiro and John Robinson the Commission approved a reduction of the cash bond to \$5,000 with the condition that as-builts be submitted to Public Works for Phase II, Section II (Lots 52-68) of The Meadows at Riverbend Subdivision. Vote was unanimous. Applicant\agent Tuttle Road Associates\Robert C. Fusari, President S91-15

ITEM 4.1
APPROVED REDUCTION
OF CASH BOND TO
\$5,000 WITH
CONDITIONS FOR
PHASE II, SECTION
II THE MEADOWS AT
RIVERBEND

On motion and second by Comms. Stephen Shapiro and John Robinson the Commission approved a reduction of the cash bond to \$2,400 for Oakridge Estates Subdivision located off Stevens Lane. Vote was unanimous with Chm. W. Lee Realty & Development, Inc.\Stephen Barberino, Jr., President S86-2

ITEM 4.2
APPROVED REDUCTION
OF CASH BOND TO
\$2,400 FOR OAKRIDGE
ESTATES LOCATED OFF
STEVENS LANE

On motion and second by Comms. Ann Loffredo and Stephen Shapiro the Commission scheduled a public hearing date of February 22, 1995 for a proposed Zoning Map amendment to rezone a piece of property on Middlefield Street from I-2 Restricted Industrial to R-15 Residential. Vote was unanimous. Applicant\agent Chris Bell Z95-15

ITEM 5.1
SCHEDULED P.H.
2\22\95 PROPOSED
ZONING MAP
AMENDMENT TO REZONE
PROPERTY ON MIDDLE-
FIELD STREET FROM
I-2 TO R-15

On motion and second by Comms. Ann Loffredo and John Robinson the Commission scheduled a public hearing date of February 22, 1995 for a proposed two lot subdivision of the property of C. Brendon Montano located on the southeastern corner of Newfield Street and Mile Lane. Vote was unanimous. Applicant\agent Raymond A. Manierre\Atty. John L. Senning S95-1

ITEM 5.2
SCHEDULED P.H.
2\22\95 FOR A
TWO LOT SUBDIVISION
LOCATED ON THE
CORNER OF NEWFIELD
STREET AND MILE
LANE

There is a tape recording of the public hearing available in the Planning and Zoning Office.

ITEM 6
P.H. TAPE
RECORDING

On motion and second by Comms. Stephen Shapiro and Gerard Winzer the Commission accepted withdrawal for proposed changes to a non-conforming use known as Fong's Restaurant to allow additional restaurant space and a dance floor in the basement at 218 Smith Street. Vote was unanimous. Applicant\agent John Fong NC89-1

ITEM 6.1
ACCEPTED WITHDRAWAL
OF PROPOSED CHANGES
TO A NON-CONFORMING
USE KNOWN AS FONG'S
RESTAURANT AT 218
SMITH STREET

Paul and Nancy Pierce explained the proposal. William Warner commented. Earle Roberts commented on notification requirements for zone changes. On motion and second by Comms. John Robinson and Stephen Shapiro the Commission closed the public hearing. On motion and second by Comms. John Robinson and Gerard Winzer the Commission adopted a Zoning Map amendment to rezone a piece of property at 408 Maromas from I-3 Special Industrial

ITEM 6.2
ADOPTED ZONING MAP
AMENDMENT TO REZONE
A PIECE OF PROPERTY
AT 408 MAROMAS ROAD
FROM I-3 SPECIAL
INDUSTRIAL TO R-60
RESIDENTIAL WITH AN
EFFECTIVE DATE OF

to R-60 Residential with an effective date of February 28, 1995. Vote was unanimous. Applicant\agent Nancy P. and Paul G. Pierce Z94-19

2\28\95

William Warner explained the proposal. Discussion ensued regarding streambelts. On motion and second by Comms. Ann Loffredo and Philip Halibozek the Commission closed the public hearing. On motion and second by Comms. Philip Halibozek and Stephen Shapiro the Commission adopted as amended Zoning Code amendments to delete Sections 24A, 38, and 45 and to amend Sections 10.09, 11.01, and the Table of Contents with an effective date of February 28, 1995. Vote was unanimous. Proponent P & Z Comm. Z95-3

ITEM 6.3
ADOPTED ZONING CODE
AMENDMENTS TO
DELETE SECTIONS
24A, 38 AND 45 AND
TO AMEND SECTIONS
10.09, 11.01 AND
THE TABLE OF
CONTENTS WITH AN
EFFECTIVE DATE OF
2\28\95

Atty. Mark Quattro and Ray Manierre explained the proposal. Comm. Ann Loffredo questioned walk-in sales. Atty. Mark Quattro indicated that outside sales would force very little walk-in. It will be just a showroom, not a copy center. Ray Manierre operates in Rocky Hill. Comm. Anthony Vasiliou questioned the Police comment. Ray Manierre responded that freight is picked up once a quarter and there is an occasional large UPS truck. On motion and second by Comms. John Robinson and Philip Halibozek the Commission closed the public hearing. On motion and second by Comms. Stephen Shapiro and John Robinson the Commission adopted a Zoning Code text amendment to modify Section 44.08.08 A, Professional and Business Office Uses with an effective date of February 28, 1995. Vote was unanimous. Applicant\agent Raymond Manierre\Mark Quattro, Esq. Z95-4

ITEM 6.4
ADOPTED ZONING CODE
TEXT AMENDMENT AS
AMENDED ZONING CODE
AMENDMENT TO MODIFY
SECTION 44.08.08 A,
PROFESSIONAL AND
BUSINESS OFFICE
USES WITH AN
EFFECTIVE DATE OF
FEBRUARY 28, 1995

Carl Bolz commended the Commission on denying the George Street subdivision.

ITEM 7
DISCUSSION
WITH PUBLIC

Adjournment was at 8:50 P.M.

ITEM 8
ADJOURNMENT

Respectfully submitted,

William Warner
Director of Planning