

Mayor Sebastian J. Garafalo, Ex-Officio attended until 8:05 P.M., Chm. Stephen T. Gionfriddo, Secy Louis A. Carta, Comm. Steven J. Leinwand, Comm. William A. Pillarella, Comm. Sebastian J. Passanesi, Comm. Rose Sbalcio, Alternates: Stephen Gadomski, Thomas E. Hutton, Jr., Richard Thompson

COMMISSION
MEMBERS
PRESENT

Vice-Chm. Cos Giuffrida, Alternate Paul P. Parisi, Dir. P.W. Salvatore Fazzino, Ex-Officio

MEMBERS
ABSENT

Comm. Hutton acted for absent Comm. Giuffrida.

ACTING MEMBER

Dir. George A. Reif, Nino Martucci, Planner, Hope P. Kasper, Secretary, Pam Jones, Assistant Secretary

STAFF

Phil Bauer, Engineer, Public Works Dept., Lucas Held, Reporter, Middletown Press and approximately 100 members of the public.

OTHERS

On motion and second by Comms. Leinwand and Hutton the Commission approved the Minutes of the 1/23/85 meeting. Vote was unanimous.

APPROVED MINUTES
1/23/85

On motion and second by Comms. Leinwand and Carta the Commission granted an affirmative G. S. 8-24 Report concerning the acceptance of Westlake Drive between Smith Street and the Highlands with the provision that the right-of-ways, fee interests, and easements are included. Also agreed, on motion and second by Comms. Sbalcio and Hutton, to accept two letters of credit in the amount of \$35,940 and \$208,000 in association with the completion of Westlake Drive and the above G. S. 8-24 report. Votes were unanimous.

AFFIRMATIVE
G.S.8-24
WESTLAKE DR.
HIGHLANDS

On motion and second by Comms. Passanesi and Sbalcio the Commission approved a 2 lot subdivision located on the corner of Boston Road and Beverly Heights. Vote was unanimous. Chm. Gionfriddo and Comm. Carta disqualified themselves. Comm. Gadomski acted for Chm. Gionfriddo.

APPROVED 2
LOT SUB.
BOSTON &
BEVERLY HEIGHTS
S. MAZZOTTA

On motion and second by Comms. Leinwand and Hutton the Commission accepted the Corporation Counsel's legal opinion regarding the adoption of Section 21.07 of the Zoning Code in September, 1984. The amendment as stated by Atty. Tomc is null and void and the Commission scheduled a Public Hearing on 2/27/85 to delete Section 21.07 from the Zoning Code. Vote was unanimous. Comm. Carta disqualified himself from the discussions and vote. Comm. Gadomski acted for Comm. Carta.

ACCEPTED LEGAL
OPINION CORP.
COUNSEL
SECTION 21.07

On motion and second by Comms. Leinwand and Hutton the Commission denied a 20 lot subdivision located off East Ridge Road in an R-1 zone. Applicant Louis Carta. Comm. Carta disqualified himself and Comm. Gadomski acted in his place. Vote was unanimous.

DENIED 20
LOT SUB.
OFF EAST RIDGE
RD. L. CARTA

Comm. Carta also agreed to disqualify himself on the amendments to the Subdivision Regulations that the Commission has been working on for the last several months. At this time Chm Gionfriddo stated the request from the Board of Ethics should be withdrawn regarding conflict concerning L. Carta.

CARTA DISQUAL-
IFICATION
SUB. REGS.

On motion and second by Comms. Pillarella and Sbalcio, the Commission scheduled a Public Hearing for March 13, 1985 to consider a zoning map amendment located off Preston Avenue near the Meriden Middlefield town lines from R-1 (Restricted Residence) to IOP (Interstate Office Park).

P.H. 3/13/85
MAP AMENDMENT
PRESTON AVE.
R-1 TO IOP

Vote was unanimous. Applicant/agent Molly H. Savard/Atty. Michael Dowley.

On motion and second by Comms. Leinwand and Hutton the Commission scheduled a Public Hearing on 2/27/85 to consider special exception to permit a home occupation for tv repair in an R-1 zone located at 1195 South Main Street. Applicant/agent Whitney Withey/Atty. Dean Thomasson. Vote was unanimous.

P.H. 2/27/85
S.E. TV REPAIR
HOME OCCUPATIO
SOUTH MAIN ST.
W. WITHEY

On motion and second by Comms. Leinwand and Pillarella the Commission granted approval of a resolution for funding for Land and Water Conservation for development of Palmer Field and in accordance with open space provisions of the Plan of Development. Resolution signed by Louis A. Carta, Secretary, Planning and Zoning Commission. Applicant Park and Recreation Dept. Vote was unanimous.

GRANTED APP'L
PALMER FIELD

The Commission schedule a Public Hearing on 2/27/85 regarding the posting of signs for any Public Hearing being brought before the Commission. Vote was unanimous.

P.H. 2/27/85
SIGNS

On motion and second by Comms. Leinwand and Carta the Commission scheduled a Public Hearing on 2/27/85 to consider a special exception to permit an office building and MARC program which includes educational training for the retail outlets located on the corner of River Road and Walnut Street in an R-3 zone. Applicant/agent Philip H. W. Redford. Vote was unanimous.

P.H. 2/27/85
S.E. OFFICE
& MARC PROGRAM
RIVER & WALNUT
P. REDFORD

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a Public Hearing on 2/27/85 to consider a possible replacement use in the Burger Chef building located on Washington Street. Vote was unanimous. Applicant/agent Penn Glass Co./Atty. Philip Karpel.

P.H. 2/27/85
REPLACEMENT
USE BURGER CHE
WASHINGTON ST.
PENN GLASS

On motion and second by Comms. Leinwand and Pillarella the Commission denied realignment of lot lines located on Pine Street in an R-1 zone. Applicant/agent Carl and Ann Louise Charton/T. F. Jackowiak. The Commission felt the applicant was creating a non-conforming lot. Vote was unanimous.

DENIED REALIGN
MENTS LOTS
PINE ST.
CHARTON

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a Public Hearing to consider a Zoning Code text amendment under Section 21.08A and 21.08B Modification of Frontage and Area Requirements. Vote was unanimous.

P.H. 2/27/85
ZONING CODE
AMENDMENT
21.08A&B

On motion and second by Comms. Leinwand and Pillarella the Commission approved a lot certification for a parcel located on the corner of Camp Street and Westfield Street. Applicant Dennis Gladwin/T. F. Jackowiak. Vote was unanimous. Chm. Gionfriddo disqualified himself and Comm. Gadowski acted in his place.

APPROVED LOT
CERTIFICATION
CAMP & WEST-
FIELD GLADWIN

Al Hixon, a landscape architect, presented a variety of site plans for multi-family dwelling units located on a parcel of land off Washington Street in the R-3 zone adjacent to the Middlefield line.

MULTI-UNITS
WASHINGTON ST.
AL HIXON

The Commission rescheduled the three Public Hearings from tonights agenda on 2/27/85 because the Press did not print the Legal Notices properly.

P.H. CONT.

Letter was distributed to the Commission concerning HUD local area certification for subdivisions.

REPORTS

Adjournment 9:35 P.M.

ADJOURNMENT