

Chm. Stephen T. Gionfriddo, Sec'y Louis A. Carta, Comm. Steven J. Leinwand, Conn. Vincent J. Loffredo, Comm. Sebastian J. Passanesi, Comm. Rose Sbalcio, Alternates: Comm. Paul H. Bixby, Comm. Stephen Gadowski, Comm. Thomas E. Hutton, Jr., Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION MEMBERS PRESENT

Vice-Chm. Cos Giuffrida, Alternate Thomas J. Serra, Mayor Sebastian J. Garafalo, Ex-Officio

MEMBERS ABSENT

Alternate Comm. Stephen Gadowski acted for absent Comm. Giuffrida on Item No. 1 of the Public Hearing. Alternate Comm. Bixby arrived at 7:05 P.M. and acted for absent Comm. Giuffrida on Public Hearing Item No. 2 and the remainder of the meeting.

ACTING MEMBERS

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

STAFF

Lucas Held, reporter, Middletown Press; Ellen Abrams, reporter, WCNX; and approximately 48 members of the audience.

OTHERS

Walter Dreaier requested that the Commission take action to remove the fill on Randolph Road opposite the South District Fire House. Chm. Gionfriddo requested Dir. Reif to notify Bill Kuehn so that the necessary action could be taken by the Inland Wetlands Agency for the removal on the fill.

DISCUSSION WITH PUBLIC RANDOLPH RD. FILL

There is a separate transcript of the Public Hearing.

P.H. 2/22/84

The Commission acknowledged receipt of the 2/22/84 Public Hearing transcript. On motion and second by Comms. Leinwand and Carta, the Commission approved the minutes of the 2/8/84 meeting. Vote was unanimous.

ACKNOWLEDGED P.H. TRANSCRIPT & APPROVED MINUTES 2/8/84

Atty. Shea requested the Commission adopt a written resolution giving him the opportunity to withdraw and resubmit his application, for a 70 lot subdivision, so he could present an application to the Inland Wetlands Agency within 10 days of his submission to the Planning and Zoning Commission. The subdivision is located between Atkins Street and Stantack Road. Atty. Shea did not submit a copy to the Inland Wetlands Agency within 10 days of his submission date of 12/13/83 which is required by State Statute Sec. 8-26. On motion and second by Comms. Loffredo and Passanesi, the Commission adopted the following resolution concerning Westfield Heights subdivision a. The applicant, Westfield Associates, is allowed to withdraw its application dated December 13, 1983, without prejudice. Vote was unanimous. On motion and second by Comms. Loffredo and Passanesi, the Commission adopted b. The applicant, Westfield Associates, is allowed to resubmit its application and file a copy of the same with the Inland Wetlands and Watercourse Agency. Vote was unanimous. On motion and second by Comms. Loffredo and Passanesi, adopted c. The Planning Commission waives any additional fee beyond the \$1,750.00 paid by Westfield Associates on December 13, 1983. Vote was unanimous. On motion and second by Comms. Loffredo and Passanesi, the Commission adopted d. with the following amendment; The Planning Commission waives any public hearing on the new application in view of the public hearing held by the Planning Commission on February 8, 1984 concerning the application of Westfield Associates on the subdivision known as Westfield Heights. It is further agreed the public hearing transcript of 2/8/84 becomes part of the new application and the 5 lot subdivision for Ruth Brechlin located on the west side of Atkins Street between Atkins Street and Stantack Road becomes part of the new application. Vote was unanimous. On motion and second by Comms. Loffredo and Carta, the Commission tabled the new application for Westfield Associates and Ruth Brechlin subdivisions pending a legal opinion from the City Attorney, Frank O'Neill. Vote was unanimous.

ADOPTED RESOLUTION WESTFIELD ASSOC. WESTFIELD HEIGHTS SUB. BETWEEN ATKINS ST. & STANTACK RD. S83-25 TABLED NEW APPLICATION

After lengthy discussion with the proponent, the Commission scheduled a Public Hearing on March 14, 1984 to consider a special exception to permit a Solid Waste Facility located on the east side of Newfield Street in an I-2 zone. Applicant/agent Consolidated Energy System, Inc./Atty. S.J. Cartelli. Vote was unanimous. The proponent invited the Commission to visit their pilot plant in Westboro, Massachusetts on March 10, 1984. Motion and second were by Comms. Leinwand and Loffredo.

SCHEDULED P.H.
3/14/84 S.E.
SOLID WASTE FAC.
e/s NEWFIELD ST.
SE84-1

On motion and second by Comms. Leinwand and Sbalcio, the Commission scheduled a public hearing to consider a bulky waste site subdivision for Kane Brick Company. Applicant/agent Michael Kane Brick Co./Atty. William Howard. Vote was unanimous. Comm. Leinwand requested that Health Director Leon Vinci attend this public hearing.

SCHEDULED P.H.
3/14/84 SUBDIVISION
e/s NEWFIELD ST.
MICHAEL KANE
BRICK CO.
S84-3

On motion and second by Comms. Loffredo and Passanesi, the Commission approved a special exception to permit a rear lot in an R-1 zone located on the south side of Sisk Street for applicant/agent Edward C. White/T. Jackowiak. Vote was unanimous.

APPROVED S.E.
REAR LOT SISK ST.
EDWARD WHITE
S84-4

On motion and second by Comms. Loffredo and Leinwand, the Commission granted preliminary approval for a resubdivision of 3 lots located on the north side of Wadsworth Street between Rogers Road and Hendley St. in an R-1 zone with the stipulation a drainage easement be granted in favor of the City of Middletown consisting of a total width of 20 feet, 10 feet on each side of the property line between lots 2 and 3 as shown on map entitled "Plan of Resubdivision Knollwood Heights Addition". Applicant/agent Estate of Morris Haftel/Atty. Philip Karpel. Vote was unanimous.

GRANTED PRELIMI-
NARY APPROVAL
RESUBDIVISION
WADSWORTH ST
EST. M. HAFTEL
S84-6

After lengthy discussion the Commission on motion and amended motion which resulted in the following addition to the Zoning Code establishing an additional zone titled R-R Rural Residential. The provisions for this zone are as follows: Description of Zone, The zone is composed of certain land so situated as to be suitable for quiet low density residential areas. Accordingly, the regulations for this zone are designed to stabilize and protect the essential characteristics of the zone, to promote and encourage a suitable environment for family life; Uses, No land shall be used or occupied and no structures shall be erected, constructed, reconstructed, altered or used, except for any use which is indicated in the RR columns of the Use Schedule, Section 60 of this Code. (Section 60 will show that the following are out-right permitted uses in the Rural Residential Zone: (a) single family dwelling detached, (b) farming or other agricultural uses. Section 60.02 will show that the following are permitted if granted a Special Exception: (a) adaptive historic preservation use harmonious with the physical characteristics and originally designated use of the structure.); Height, The maximum height shall not exceed three and one-half stories; Lot Area, Width at Street and Yard Requirements, The following minimum requirements shall apply: With city sewer and water, minimum lot area is one acre, without City sewer and water, two acres, Width, 200 feet, Front Yard, 50 feet, Others Yards, 50 feet; Lot Coverage, Each main building or structure hereafter, together with its accessory buildings or structures; shall not cover more than twenty-five percent of lot area; Off-Street Parking, Off-street parking shall be provided in connection with any use in this zone in accordance with the provisions of Section 40. Comm. Sbalcio disqualified herself and Alternate Comm. Gadowski acted in her place. Vote was 6-1. Commissioners voting in favor were Comm. Passanesi, Comm. Leinwand, Comm. Gionfriddo, Comm. Loffredo, Comm. Bixby, and Comm.

ADOPTED ZONING
CODE TEXT AMEND-
MENT RURAL
RESIDENTIAL ZONE
Z83-11

Gadomski. Comm. Carta voted in opposition. On motion and second by Comms. Leinwand and Loffredo, the Commission set the effective date for the above amendment for March 12, 1984. Vote was unanimous.

On motion and second by Comms. Loffredo and Leinwand, the Commission designated the following area as a R-R Rural Residential Zone: All the land between the Municipal Boundary on the west to Atkins Street on the east and the Municipal Boundary on the north to Country Club Road, extended to the Municipal Boundary, on the south plus all land west of Bell Street to within approximately 500 feet of Boardman Lane extended at the north. A map depicting the area rezoned has been filed in the Office of the Town Clerk. Vote was 5-2. Commissioners voting in favor of this area designation were Comms. Loffredo, Leinwand, Passanesi, Bixby, and Gadomski. Comms. voting in opposition were Gionfriddo and Carta. On motion and second by Comms. Leinwand and Loffredo, the Commission set the effective date for the above map amendment for March 12, 1984. Vote was unanimous.

DESIGNATED AREA
MAP AMENDMENT
RURAL RESIDENTIAL
ZONE Z83-11

In regard to the Plan of Development Dir. Reif explained to the Commission that rezoning should be considered in the R-1 zone where 2 or 3 family dwellings now exist. The Commission agreed to meet at 6:45 P.M. on March 14, 1984 to continue their discussion regarding the Plan of Development.

PLAN OF
DEVELOPMENT

The Commission was invited to attend the first CDM water study report to be held on February 29, 1984 at 7:00 P.M. by the Water Pollution Control Authority.

REPORT

Adjournment 10:40 P.M.

ADJOURNMENT

Approved at the Meeting of _____

Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,


Hope P. Kasper