

PLANNING AND ZONING COMMISSION REGULAR MEETING FEBRUARY 25,
1987 7:00 P.M. Page 1 of 3

Chm. Stephen T. Gionfriddo, Vice-Chm. Steven J. Leinwand left at 10:45 P.M., Sec'y Stephen Gadomski, Ann Loffredo, Sebastian Passanesi, William Pillarella, John Robinson left at 8:45 P.M., alternates: Christine Lindquist, Francis Patnaude, Gerard Roccapriore, Richard Thompson, Salvatore Fazzino, Dir. P.W., Ex-Officio	COMMISSION MEMBERS PRESENT
Mayor Sebastian J. Garafalo, Ex-Officio	MEMBERS ABSENT
Comm. Lindquist acted for Comm. Robinson who disqualified himself on the South Main St. rezoning and condos and also he left at 8:45 P.M.	ACTING MEMBERS
Dir. George A. Reif, Nino Martucci, Planner, Hope P. Kasper, Secretary, Iris Schnipper, Assistant Secretary	STAFF
Sherry Zabacki, WCNX, Peter Kramer, Photographer, Middletown Press; Mark Cheater, Reporter, Hartford Courant; Bill Nagler, Reporter, Middletown Press; and approximately 300 members of the public.	OTHERS
There was a public hearing after the Regular Meeting and there is a separate transcript of the public hearing.	P.H. 2/25/87
On motion and second by Comms. Leinwand and Pillarella the Commission tabled the minutes of 2/11/87 meeting. Vote was unanimous.	TABLED MINUTES 2/11/87
On motion and second by Comms. Leinwand and Pillarella the Commission tabled a proposed rear lot text amendment in the Zoning Code and Subdivision Regulations. Vote was unanimous.	TABLED REAR LOT ZONING CODE TEXT AMENDMENT
On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on 3/11/87 to consider a proposed resubdivision located on Laurel Grove Rd. and Brush Hill Road. Applicant/agent Peter Czaja/Atty. Kusak. Vote was unanimous.	P.H. 3/11/87 RESUBDIVISION LAUREL GROVE RD & BRUSH HILL RD P. CZAJA
On motion and second by Comms. Leinwand and Gadomski the Commission voted to grant an extension of time limitation to the Curtain Factory Outlet to remain in the former Fenner Building until June 30, 1987. Vote was 6 to 1. Comm. Robinson voted in opposition.	GRANTED EXTENS OF TIME LIMITAT CURTAIN FACTORY OUTLET FORMER FENNER B
On motion and seond by Comms. Pillarella and Loffredo the Commission approved a special exception to permit for a professional office on Main St. Ext. and East Main St. with the stipulation that it meet Public Works requirements. Applicant/agent Marino Main Realty/Anthony Marino. Vote was unanimous.	APPROVED S.E. PROF OFFICE EAST MAIN ST. & MAIN ST. EXT. MARINO MAIN REAL

On motion and second by Comms. Leinwand and Gadomski the Commission scheduled a public hearing on 3/11/87 to consider a 22 request for a special exception to permit dwelling units located on Jackson St. Applicant/agent Stephen Barbarino/Atty. Sabatinni. Vote was unanimous.

P.H. 3/11/87
S.E. 22 DWELLING
UNITS
JACKSON ST.
S. BARBARINO

On motion and second by Comms. Leinwand and Passanesi the Commission scheduled a public hearing on 3/11/87 to consider a 3 lot subdivision located on Country Club Road. Applicant/agent Concetta Galluzzo/Atty. Giuliano. Vote was unanimous.

P.H. 3/11/87.
3 LOT SUBDIVISION
COUNTRY CLUB RD
C. GALLUZZO

The Commission discussed the text amendment concerning Section 71.02.01 related to filing Zoning regulation amendments.

DISCUSSED FILING
ZONING REGS.
AMENDMENTS

The Commission tabled acceptance of a pre-blast survey for the Westfield Heights subdivision.

TABLED PRE BLAST
SURVEY WESTFIELD
HEIGHTS
REAPPROVED

On motion and second by Commissioners Leinwand and Gadomski the Commission reapproved preliminary approval of an 8 lot subdivision located on Westfield St. as depicted on a map entitled, "Subdivision of Property of John W. and Helene Kieft, dated, 11/3/86. Vote was unanimous.

PRELIMINARY AP-
PROVAL FOR 8 LOT
SUBDIVISION
J. KIEFT
WESTFIELD ST.
APPROVED S.E.
9 RESIDENTIAL
APARTMENTS
CAT'S REALTY
EAST MAIN ST.

On motion and second by Comms. Leinwand and Pillarella the Commission approved a proposed special exception to permit 9 residential apartments rather than 4 apartments previously approved located at East Main St as shown on a map entitled, "Property of the Jess Corporation to be conveyed to Cat's Realty Inc, latest revision date 1/21/87". Applicant/agent Cat's Realty/Atty. Dowley. Vote was unanimous.

RESCHEDULED P.H.
3/11/87 ZONING
MAP AMENDMENT
RDT EAST ST.
A. PECK

On motion and second by Comms. Leinwand and Pillarella the Commission rescheduled a public hearing on 3/11/87 to consider a proposed Zoning Map amendment to relocate Zone Boundary between the R-2 and RDT (Research, Development, and Technology) Zone off East St. Applicant/agent Arnold Peck/DeCarlo & Dol, Inc. Engineers. Copy of Map on file in the Office of the Town Clerk. Vote was unanimous.

On motion and second by Comms. Leinwand and Pillarella the Commission granted preliminary approval for a 9 lot subdivision to be known as Country View Estates located on Margarite Rd. and Prout Hill Rd. with the stipulations that: (a) it meeting the requirements of the water/sewer departments, (b) a conservation easement agreement be written in the deeds and map, (c) it meet Public Works Department requirements, and (d) that a drainage device be installed to protect potential homeowners from wet basements. A revised map showing compliance with stipulations required. Vote was unanimous.

GRANTED PRELIMI-
NARY APPROVAL
COUNTRY VIEW ETS
MARGARITE RD. &
PROUT HILL RD.
UNITED CONSTRU-
TION

The Commission tabled and continued a 2 lot resubdivision located on Wadsworth St. Applicant/agent John Bednarz/Atty. Borkowski. Vote was unanimous.

TABLED 2 LOT
RESUBDIVISION
WADSWORTH ST.
J. BEDNARZ

On motion and second by Comms. Leinwand and Gadomski the Commission approved a special exception to permit a 2 family dwelling located at 9 Elm St. in the T.D. Zone. Applicant/agent Donnel Perry/Christopher Butler. The Commission felt this proposed was in compliance with Section 44 of the Zoning Code and the Plan of Development. Approved map entitled, "Proposed house on Property of Donnell Perry, dated 10/13/86". Vote was unanimous.

APPROVED S.E.
2 FAMILY DWELLING
9 ELM ST.
DONNEL PERRY

On motion and second by Comms. Leinwand and Lindquist the Commission approved site plan for 26 additional condominiums in the Orange Area of the Wesleyan Hills P.R.D. as depicted on a map entitled, "Orange Area Condominiums Wesleyan Hills prepared for Rainbow Associates" with the stipulation that the path system be conveyed to the homeowners association. Applicant/agent Rainbow Associates for Hill Development/Robert Aisner. Vote was unanimous. STAFF NOTE: Due to the fact that Comm. Lindquist is an alternate and not acting for a regular member she was not eligible to second the motion; therefore the approval does not apply and this item will appear on the agenda of the 3/11/87 meeting again to be considered by the commission.

APPROVED 26 CONDOS
ORANGE AREA OF
WESLEYAN HILLS PRD
LAUREL GROVE RD.&
ORANGE RD.
RAINBOW ASSOCIATES

Chm. Gionfriddo selected a sub-committee to work on the Plan of Development which included the following Commissioners: Ann Loffredo, Stephen Gadomski and Francis Patnaude.

SUB COMMITTEE PLAN
OF DEVELOPMENT

Earl Roberts requested that a water conservation bill be written along with the assistance of the Building Department.

WATER CONSERVATION
BILL REQUEST

No Reports

REPORTS

Adjournment 12:45 A.M.

ADJOURNMENT

Approved at the Meeting of _____
Stephen Gadomski, Secretary
Planning & Zoning Commission

Minutes prepared by,

Hope P. Kasper