

Chw. Ann Loffredo, Vice-Chm. John Robinson, Sec'y Stephen COMMISSION
Gadomski, and alternates Jennifer Alexander, Frank Faraci, MEMBERS
Jr., Stephen T. Gionfriddo PRESENT

Mayor Paul Gionfriddo, Ex-Officio, Dir. P.W. Salvatore MEMBERS
Fazzino, Ex-Officio, Robert Bourne, Philip Halibozek, ABSENT
Sebastian J. Passanesi, Stephen P. Shapiro

Alternate Commissioners Frank Faraci, Jr., Jennifer Alexander, ACTING
and Stephen T. Gionfriddo acted for absent Regular MEMBERS
Commissioners Robert Bourne, Philip Halibozek, and Sebastian
J. Passanesi

Dir. George A. Reif, William Warner, Planner, Hope P. Kasper, STAFF
Administrative Secretary, Thomas Nigsanti, Engineer Public
Works Dept.

Reporter Middletown Press and approximately 50 members of the OTHERS
audience.

On motion and second by Comms. Gadomski and Robinson the APPROVED
Commission approved the minutes of the 2/13/91 regular meeting MINUTES
and the minutes of the 1/14/91 special meeting. Vote was 2/13/91 &
unanimous. 1/14/91

On motion and second by Comm. Gadomski and Gionfriddo the CORRECTED
Commission approved the boundary line correction as depicted BOUNDARY
on a map entitled, "Westwood Subdivision, latest revision WESTWOOD
dated 1/1/91" located off Westfield Street. Applicant/agent SUBDIVISION
Coughlin & Coughlin S87-15. Vote was unanimous.

On motion and second by Comms. Gadomski and Gionfriddo the GRANTED FINAL
Commission granted final approval for Phase I, lot 1 of the APPROVAL
Peter A. and Deborah L. Swanson Subdivision located on 1076 SWANSON SUB
Ridgewood Road with the conditions that a mylar map be PHASE I
submitted to the Planning Office depicting Phase I, a \$4,000 RIDGEWOOD RD
cash deposit and a contract be executed to assure completion
of any unfinished work. Applicant/agent P J S Development Co.
S89-24. Vote was unanimous.

On motion and second by Comms. Gadomski and Gionfriddo the TABLED RE-
Commission tabled a proposal for a Zoning Map amendment to ZONING
change from an R-30 (Residential) zone to a M (Multi-Family SAYBROOK RD
 Dwelling Units) zone located in the area of the e/s Saybrook & BROOKS RD
 Road and south of Brooks Road. Applicant/agent Sebastian C. S. MAZZOTTA
Mazzotta/Atty. Dowley Z91-1. Vote was unanimous.

On motion and second by Comms. Gionfriddo and Robinson the TABLED
Commission continued to table a proposal to adopt, as part of P.O.D.
the P.O.D. the text and map, related to the Natural CHAPTERS
Environment. Proponent P & Z Comm. Vote was unanimous.

On motion and second by Comms. Gionfriddo and Robinson the Commission continued to table a proposal to amend and adopt the Open Space Section of the Plan of Development including text and map. Proponent P & Z Comm. Vote was unanimous.

On motion and second by Comms. Gionfriddo and Robinson the Commission continued to table a proposal to amend and adopt the Future Land Use Section of the Plan of Development. Vote was unanimous.

On motion and second by Comms. Gionfriddo and Gadomski the Commission approved a request to change model home approval from lot 16 to lot 4 as shown on the subdivision map for the Meadows at Riverbend located off East Street. Lot 16 no longer has model home approval. Applicant/agent Tuttle Road Associates/Robert Fusari S90-10. Vote was unanimous.

GRANTED
MODEL HOME
CHANGE
LOT 16 to
LOT 4
MEADOWS AT
RIVERBEND SUB

On motion and second by Comms. Gionfriddo and Faraci the Commission voted to schedule a public hearing on March 13, 1991 to consider a proposed Zoning Code text amendment regarding Yard requirements for parcels with existing development. Proponent P & Z Comm. Vote was unanimous.

P.H. 3/13/91
ZONING TEXT
AMENDMENT
YARDS

On motion and second by Comms. Gadomski and Faraci the Commission voted to schedule a public hearing on March 13, 1991 to consider a proposed Zoning Code text amendment to add as a special exception, Section 44.08.35, 16.08.06, and 60.02.35, HOUSING FOR ELDERLY-ASSISTED LIVING FACILITY in the T.D., MX, M, and R-15 zones. Applicant/agent Carmelite Sister of the Eucharist/Atty. Borst Z91-3. Vote was unanimous.

P.H. 3/13/91
ZONING TEXT
AMENDMENT
S.E. -
HOUSING FOR
ELDERLY-
ASSISTED
LIVING FAC

On motion and second by Comms. Gadomski and Gionfriddo the Commission voted to schedule a public hearing on March 13, 1991 to consider a proposed Zoning Code text additions to establish criteria for an off-street parking requirement for Golf Courses under Section 40.04.21 and All Other Uses Not Mentioned Or Variations Of Listed Uses under Section 40.04.27. Proponent P & Z Comm. Vote was unanimous.

P.H. 3/13/91
ZONING TEXT
AMENDMENT
OFF-STREET
PARKING

On motion and second by Comms. Gionfriddo and Gadomski the Commission voted to remove from their agenda a Public Works proposal regarding the Feldspar quarries until Inland/Wetlands and Water Courses Agency has granted a permit. Applicant/agent Public Works Department.

FELDSPAR
QUARRIES
PUBLIC WORKS
PROPOSAL

On motion and second by Comms. Gadomski and Faraci the Commission adopted new Bylaws with minor modifications to Article XI, page 8, which becomes effective February 27, 1991. Proponent P & Z Comm. Vote was unanimous.

ADOPTED
BYLAWS

On motion and second by Comms. Gadomski and Gionfriddo the Commission authorized a proposed increase in filing fees for applications submitted to the Commission for adoption by the Common Council. Proponent P & Z Comm. Vote was unanimous.

APPROVED
INCREASE
APPLICATION
FEES

Staff discussed with the Commission the importance of the third section of the Plan of Development which is the Community Facilities Plan. The Commission was informed by staff that they should not consider any further G.S. 8-24 Reports until the Community Facilities Plan is updated and approved.

COMMUNITY FACILITIES
NO P.H.

There was no public hearing.

REPORTS

There were no reports.

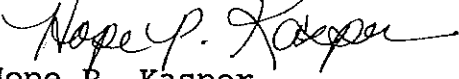
DISCUSSION WITH PUBLIC

There was no discussion with the public concerning topics not subject to public hearing.

ADJOURNMENT

Adjournment 7:25 P.M.

Respectfully submitted,


Hope P. Kasper
Administrative Secretary

Approved at the Planning and Zoning Commission meeting of _____.