

Chm. Steven J. Leinwand; Vice-Chm. Stephen T. Gionfriddo; Sec'y. Cos COMMISSION
 Giuffrida; Louis Carta; Seb J. Passanesi; Emanuel A. Pattavina; MEMBERS
 Alternates: Sebastian J. Garafalo; Vincent J. Loffredo; Paul H. Bixby PRESENT

Rose Sbalcio; Ex Officio, Mayor Michael J. Cubeta, Jr.; Ex Officio MEMBERS
 Sal Fazzino, Dir of Public Works ABSENT

Comm. Sebastian J. Garafalo acted for Rose Sbalcio ACTING MEMBER

George A. Reif, Dir.; Althea Rinaldi STAFF

Philip Bauer, Engr., Public Works; Lucas Held, reporter, Middletown OTHERS
 Press; Joseph Tironi, WCNX; 24 members of the public

Mr. Philip Redford, of Washington St., continued to speak in opposi- DISCUSSION
 tion about the approval given on Feb. 23rd, for the change from R-1 WITH PUBLIC
 to B-2 Zone at the corner of Plaza Drive and Washington St. (formerly
 Thrall property). Others who spoke felt the same way are: Mr. Albert
 Goldstein of 205 Old Mill Rd., Mr. Angelo Aresco, 175 Old Mill Rd.,
 Mr. Bernard Chowanec, of 91 Boston Rd. and Mr. Ed. Belyak, of 22
 Barbra Road.

Comm. Pattavina also stated his concern with the Plaza Drive and
 Washington St. approval. He said he was concerned with the drainage
 problems also and he would like to have a report from the Public
 Works on its progress when construction starts on the installation
 of the parking areas and building. Philip Bauer, Engr. of Public
 works stated he would inform Comm. Pattavina on its progress.

Mr. Walter Clohosey asked if it were the proper time to discuss in-
 terior lots. The Chairman told him that it would be on the Agenda
 April 13th, listed under New Business, re: interior lots.

At the meeting of February 23, 1983, Mrs. Mary Ann Corona, operator MRS. MARY ANN
 of the Chevron Gas Station, located on S. Main St., issued a com- CORONA-
 plaint that an application filed by the Amoco Oil Co., located at COMPLAINT RE:
 the intersection of S. Main St. and Norfolk St. were not following AMOCO OIL CO.
 the correct procedures for alterations of their gas station and APPLICATION
 requested that a public hearing be held.

Atty. Karpel, applicant, representing the Amoco Oil Co., replied to
 Dir. Reif, in a lengthy letter (which is on file in the P & Z Office)
 that all procedures were properly followed and no public hearing was
 necessary. Gas stations are permitted under Special Exception which
 requires a public hearing only if a new station is to be constructed.
 The Amoco Oil Co already had their permission to operate the same as
 Chevron Station. A site plan was submitted to the Building Dept. and
 the P & Z Dept. which meet their approval for the alterations.

After a brief discussion Comm. Carta felt that no further action by
 the Commission was necessary and considered the complaint closed.

Commissioner Loffredo suggested that the discussion on density in the
 PRD's be bypassed.

A preliminary application on Bradley Woods PRD proposal, to be located BRADLEY WOODS
 between Middle St. and Atkins St, consisting of 147 acres and Brechlin P.R.D.
 Farms on west side of Atkins St. to the Berlin Town Line consisting of PRELIMINARY
 97 acres, was introduced by William T. Shea, representing Westfield PRESENTATION
 Associates. Proposed are 427 homes to be sold as condominiums.

The type of dwellings will be a mixture of cluster of detached single family homes and groups of townhouses. It will have two sections and phasing out within 10 years. After Mr. Shea's presentation it was voted on motion and second by Comms. Giuffrida and Gionfriddo, to have the Bradley Woods PRD scheduled for a public hearing on March 23, 1983. Vote was unanimous.

Atty. Robert Poliner, representing Mr. John S. and Caroline Grassi, requesting to locate a new non-conforming residential use in an I-2 Zone by using the concept of expanding an existing non-conforming residential use. The existing non-conforming use is located on the east side of Newfield St. The proposed expansion is on the west side of Newfield St., south of Tuttle Road. The Grassi's have owned the property since 1933. The request for the non-conforming residential use is the need for its use, to move a home from Cromwell, which is in the path of construction in the area. After a considerable amount of discussion the request on motion and second by Comms. Garafalo and Gionfridda to schedule a public hearing for March 23rd, for the non-conforming residential use in an I-2 Zone. Vote was unanimous. Dir. Reif was instructed to send a memo to the City Attorney relating a new non-conforming residential use in the I-2 Zone. This was a preliminary presentation.

NON-CONFORMING
RESIDENTIAL USE
IN I-2 ZONE
NEWFIELD ST.
J. & C. GRASSI
PRELIMINARY
PRESENTATION

The Commission generally supported the request for the 1982 Small Cities Grant - 634 Main Street Project, on motion and second by Comms. Giuffrida and Carta. Vote was unanimous.

GENERALLY SUP-
PORT 634 MAIN
ST. PROJECT

Dir. Reif, notified the Commissioners that the Blueprint Machine is not functioning. The Public Works Dept. is in the process of considering a largetype. At the present we are not able to supply various maps to other depts. and to the public for several weeks.

BLUEPRINT
MACHINE NOT
OPERABLE

Dir. Reif reviewed planning and the previous Plan of Development from the City's Plan of 1955, 1965 and the current Plan adopted in 1976.

PLANNING AND
PLAN OF DE-
VELOPMENT RE-
VIEWED BY
DIR. G. REIF

Dir. Reif pointed out some differences and similarities and noted in particular, that the development of I-91 Interstate Highway made the most identifiable change in the future use of land in the Westfield area.

Adjournment on motion and second by Comms. Pattavina and Gionfriddo, at 9:45 P.M.

ADJOURNMENT

Cos Giuffrida, Secretary
Planning and Zoning Commission

Approved at the meeting of _____.