

Chm. Stephen T. Gionfriddo, Vice-Chm. Steven J. Leinwand, Sec'y Stephen Gadomski, Ann Loffredo, William Pillarella, Sebastian J. Passanesi, John Robinson, Alternates: Christine Lindquist, Francis Patnaude, Gerard Roccapriore, Richard Thompson, P.W. Dir. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
PRESENT

Comm. Roccapriore acted for Comm. Robinson on the South Main St. rezoning proposal since Comm. Robinson disqualified himself. Comm. Patnaude acted for Comm. Leinwand when he left at 10:50 P.M.

ACTING MEMBERS

Dir. George A. Reif, Nino Martucci, Planner, Hope Kasper, Secretary, Iris Schnipper, Assistant Secretary

STAFF

Channel 8 News, William Nagler, Reporter, Middletown Press; Kerry Zabacki, Reporter, WCNX; Mark Cheater, Reporter, Hartford Courant; and approximately 400 members of the public.

OTHERS

On motion and second by Comms. Leinwand and Gadomski the Commission granted final approval for Phase II of the Springbrook I subdivision (S86-4) which consists of lots 1 through 7, 22 and 28 through 31. with the conditions that (a) a contract be executed, (b) a cash deposit be given to the City of Middletown to assure completion of sidewalks, top coat on street, and curbs, and (c) all departmental requirements be met. Applicant/agent Woodbridge Associates/Atty. Dowley. Vote was unanimous.

GRANTED FINAL
APPROVAL PHASE
II SPRINGBROOK
I OFF CONGDON
ST.
WOODBIDGE
ASSOCIATES

On motion and second by Comms. Pillarella and Passanesi the Commission scheduled a public hearing to consider a 15 lot subdivision to be known as Springbrook II located off Congdon St. Applicant/agent Woodbridge Associates/Atty. Dowley. Vote was unanimous.

P.H. 3/25/87
SPRINGBROOK
OFF CONGDON
WOODBIDGE
ASSOCIATES

On motion and second by Comms. Robinson and Loffredo the Commission granted final approval the Poplar Road Subdivision with the conditions that (a) a contract be executed, (b) a cash deposit be given to the City of Middletown to assure completion of sidewalks, top coat on street, and curbs, and (c) that it meet all departmental requirements. Vote was 6 to 1. Commission Leinwand voted in opposition.

GRANTED FINAL
APPROVAL
POPLAR RD.
SUBDIVISION
POPLAR RD.
DEVELOPMENT
CO.

On motion and second by Comms. Pillarella the Commission scheduled a public hearing on 3/25/87 to consider a 5 lot subdivision located on Middlefield St. near Villa Street which included several rear lots. Vote was

P.H. 3/25/87
5 LOT SUBDIVI
SION MIDDLEFIELD
ST & VILLA ST.
F. CHOWANIEC

unanimous. Applicant/agent Frank Chowaniec/Atty. Ripper.

AFFIRMATIVE G.S.
8-24 REPORT
SALE OF ECKERSLEY
HALL AND PURCHASE
OF ST. SEBASTIANS

On motion and second by Comms. Leinwand and Pillarella the Commission gave an affirmative G.S. 8-24 Report regarding the sale of Eckersley Hall School and purchase of St. Sebastian's School. Applicant/ Municipal Development Committee. Vote was unanimous.

GRANTED LOT CERT-
IFICATION
PLUMB RD.
S. MILARDO

On motion and second by Comms. Leinwand and Gadomski the Commission granted lot certification for a lot located on Plumb Raod. Applicant/agent Sebastian Milardo./Atty. Joseph Milardo. Vote was unanimous.

The Commission called a 10 min recess.

RECESS

On motion and second by Comms. Leinwand and Gadomski the Commission denied a proposed Zoning Map amendment to chagne zoning of a parcel on South Main St. from R-2 to M (Multi-Family) Zone. Applicant/agent Bronson *& Hutensky/Atty. Karpel. Vote was unanimous. Commissioner Leinwand stated the proposal would cause inconvenience and would be uncomfortable for the surrounding neighborhood.

DENIED REZONING
SOUTH MAIN ST.
BRONSON & HUTENSKY

On motion and second by Comms. Leinwand and Passanesi the Commission denied a 2 lot resubdivision locaed in the Meadow Wood Estaes subdivision located on Flynn Lane & East St. Applicant/agent United Consttuction Inc./Atty. Dzialo. Vote was unanimous. The Commission felt it was a problem parcel and would have wet basements if houses were built.

DENIED 2 LOT RESUB-
DIVISION MEADOW
WOOD ESTATES
UNITED CONSTRUCTION

On motion and second by Comms. Loffredo and Pillarella the Commission adopted a Zoning Code text amendment, Section 71.02.01 and Section 71.03.01 with amendments. Vote was unaimous. Effective was set as April 1, 1987 by the Commission. Applicant/agent Joseph Voll/Atty. Joseph Milardo.

ADOPTED Z.C. TEXT
AMENDMENT
SECTION 71.03.01
& SECTION 71.02.01

On motion and second by Comms. Pillarella and Gadomski the Commission approved a 7 lot subdivision located off Brush Hill Rd. and Long Hill Rd. to be known as the McGrath Estates Subdivision with the condition it meet the requirements of the Public Works Dept. Applicant/a- gent Kathy Ellis/Malone and MacBroom. Vote was unani- mous. Comm. Lindquist acted for Comm. Leinwand who left.

APPROVED 7 LOT
SUBDIVISION OFF
BRUSH HILL RD. &
LONG HILL RD.
MCGRATH ESTATES SUB

On motion and second by Comms. Passanesi and Gadomski the Commission approved a site plan for 26 additional condominiums in the Orange Area of Wesleyan Hills P.R.D. with the condition that the path system be conveyed to the homeowner association through a subdivision. Applicant/agent Rainbow Associates for Hill Develop- ment/Robert Aisner. Vote was unaimous.

APPROVED SITE PLAN
26 CONDOS ORANGE
AREA
HILL DEVELOPMENT
RAINBOW ASSOCIATES

On motion and second by Comms. Pillarella and Gadomski the Commission accepted the withdrawal of a 2 lot resubdivision located on Wasdsworth St. Applicant/agent John Bednarz/Atty. Borkowski.

WITHDREW 2 LOT
RESUBDIVISION
WADSWORTH ST.
J. BEDNARZ

On motion and second by Comms. Pillarella and Gadomski the Commission adopted a Zoning Code text amendment to change Section 54, Zoning Enforcement Officer. Effective date was set for April 16, 1987. Vote was unanimous.

ADOPTED ZONING CODE
TEXT AMENDMENT
SECTION 54

Jan Miller requested that the Commission review the DES (Designer Environmental Subdivision) Regulations. Chm. Gionfriddo requested that George Reif and Nino Martucci review the regulations.

DISCUSSION WITH
PUBLIC
DES REGS

On motion and second by Comms. Gadomski and Pillarella the Commission approved the minutes of 2/11/87 and 2/25/87. Vote was unanimous.

APPROVED MINUTES
2/11/87 & 2/25/87
MEETINGS

On motion and second by Comms. Pillarella and Gadomski the Commission tabled a proposed text amendment regarding rear lots. Vote was unanimous. Proponent P & Z Comm.

TABLED PROPOSED
Z.C. TEXT AMENDMENT
REAR LOTS

On motion and second by Comms. Gadomski and Passanesi the Commission approved a pre-blast survey for Westfield Heights. Vote was unanimous. Applicant/agent K & F Realty.

ACCEPTED PRE-BLAST
SURVEY
WESTFIELD HEIGHTS

No Reports

REPORTS

Adjournment 12:15 P.M.

ADJOURNMENT

Approved at the Meeting of

Stephen Gadomski, Secretary

Minutes prepared by,

Hope P. Kasper