COMMISSION MEMBERS PRESENT

Chw. Ann Loffredo, Vice-Chm. John Robinson, Sec'y Stephen Gadomski, Robert Bourne arrived at 7:03 P.M., Philip Halibozek, Stephen P. Shapiro left at 8:00 P.M., alternates: Jennifer Alexander, and Stephen T. Gionfriddo, P.W. Salvatore Fazzino, Ex-Officio, left at 9:00 P.M.

MEMBERS ABSENT

Seb J. Passanesi, Frank Faraci, Jr., Mayor Paul Gionfriddo, Ex-Officio

ACTING MEMBERS

Alternate Comm. Jennifer Alexander acted for absent Comm. Passanesi and Alternate Comm. Stephen T. Gionfriddo acted for absent Comm. Bourne until he arrived at 7:03 P.M. Alternate Comm. Stephen T. Gionfriddo acted for Comm. Shapiro when he left at 8:00 P.M.

APPROVED MINUTES 2/27/91
APPROVED AMENDMENT MINUTES 1/23/91

On motion and second by Comms. Gionfriddo and Shapiro the Commission approved the minutes of the 2/27/91 meeting. Vote was unanimous. On motion and second by Comms. Gionfriddo and Shapiro the Commission approved an amendment to the minutes of 1/23/91 regarding the G.S. 8-191 review for an Inform project for an area bounded by Timber Ridge Road and Middle Street to add Stephen Gadomski as a member voting on the application. Vote was unanimous.

COST SAVING SUGGESTIONS

Dir. Reif suggested to the Commission that in order to reduce some of the costs associated with the public hearings, the Commission should hold public hearings only once a month. The consensus of the Commission was to give the matter further thought.

On motion and second by Comms. Gadomski and Halibozek the Commission decided to consider eliminating some of the special exceptions uses in the Zoning Code and categorize those uses as site plan review. The Commission instructed staff to continue the review of the special exceptions and bring the question back to the Commission at a later date. Vote was unanimous.

SUGGESTED CHANGES TO SUBDIVISION REGULATIONS

On motion and second by Comms. Gadomski and Halibozek the Commission instructed staff to continue the review of the Subdivision Regulations and bring it back when completed for the Commission's perusal and the scheduling of a public hearing. Vote was unanimous.

ZEO REPORTS

The Commission acknowledged the Zoning Enforcement Officer's pubic hearing sign report and monthly zoning enforcement report.

PROPOSED BYLAW AMENDMENT

Comm. Stephen Gionfriddo requested that the Bylaws be amended to include alternates when electing Officers of the Commission at the organizational meeting. The requested amended applies to Article VI, Election of Officers and Liaison.

DENIED ZONING MAP AMENDMENT SAYBROOK ROAD & BROOKS ROAD

On motion and second by Comms. Robinson and Bourne to dopt the proposed Zoning amendment, the Commission denied the Zoning Map amendment to change from an R-30 (Residential) zone to a M (Multi-Family Dwelling Units) zone located in the area of the e/s Saybrook Road and south of Brooks Road. Applicant/agent Sebastian C. Mazzotta/Atty. Dowley Z91-1. Commission members voting in favor of the zone change were Stephen Gadomski and Philip Halibozek. Commission members voting in opposition of the zone change were John Robinson, Robert Bourne, Jennifer Alexander, Ann Loffredo. Comm. Shaprio abstained. The Commission felt that the negative comments from departmental staff, which are part of the public hearing record, warranted the denial of the application.

ADOPTED THE NATURAL ENVIRONMENT CHAPTER P.O.D. EFFECTIVE 3/31/92

On a motion and second by Comms. Robinson and Gadomski the Commission adopted as part of the Plan of Development a Section entitled, "The Natural Environment" which includes the text and maps. The maps are depicted as follows: "Land Resources, "Water Resources" and "Prime Agricultural Soil". This section becomes effective March 31, 1991. Copies of text and maps are on file in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous. Alternate Comm. Jennifer Alexander disqualified herself since she was not a Commissioner when the public hearings were held on the proposal. Commissioner members voting on the Section were Ann Loffredo, John Robinson, Stephen Gadomski, Robert Bourne, Philip Halibozek, Stephen P. Shapiro and Stephen T. Gionfriddo. Vote was unanimous.

CONTINUED TO TABLE OPEN SPACE P.O.D.

On motion and second by Comms. Shapiro and Halibozek the Commission continued to table a proposal to amend and adopt the Open Space Section of the Plan of Development. Proponent P & Z Comm. Vote was unanimous. Alternate Comm. Alexander disqualified herself and Alternate Comm. Gionfriddo acted in her place.

CONTINUED TO TABLE FUTURE LAND USE P.O.D.

On motion and second by Comms. Shapiro and Halibozek the Commission continued to table a proposal to amend and adopt the Future Land Use Section of the Plan of Development. Proponent P & Z Comm. Vote was unanimous. Alternate Comm. Alexander disqualified herself and Alternate Comm. Gionfriddo acted in her place.

APPROVED PHASING & FINAL APPROVAL OF PHASE I, LOT 2 SINCLAIR SUB

On motion and second by Comms. Shapiro and Halibozek the Commission approved the phasing of the Sinclair Subdivision located at 605 Saybrook Road into three sections. The Commission also granted final approval of Phase I, lot 2 of the Sinclair Subdivision as depicted on a map entitled, "Property of Sinclair Realty Partnership, latest revision dated 3/6/91". Applicant/agent Sinclair Realty/David Horowitz S90-21. Vote was unanimous.

P.H. TRANSCRIPT

There is a separate transcript of the public hearings.

DISCUSSION WITH PUBLIC

Jeffrey Pierce spoke to the Commission under the category of" Discussion with the Public Concerning Topics Which Are Not Or Have Not Been The Subject Of A Public Hearing". He stated that he has been attending meetings at the State Legislative offices regarding proposed bills for local planning and zoning regulators. He submitted copies of each of the proposed bills he mentioned.

ADJOURNMENT

Adjournment 10:12 P.M.

Respectfully submitted,

Hope P. Kasper

Hope P. Kasper
Administrative Secretary

Approved at the Meeting of _____