

Chm. Stephen T. Gionfriddo; Vice-Chm. Cos Giuffrida, Sec'y Louis Carta; Steven J. Leinwand; Vincent J. Loffredo; Alternates: Stephen Gadoski; Thomas Hutton, Jr. was excused at 10:32 P.M. after Item 5.1.	COMMISSION MEMBERS PRESENT
Mayor Sebastian J. Garafalo, Ex-Officio; Sebastian J. Passanesi, Rose Sbalcio; Alternates: Paul H. Bixby, Thomas J. Serra	MEMBERS ABSENT
Alternate Comm. Gadoski acted for absent Comm. Passanesi and Alternate Comm. Hutton acted for absent Comm. Sbalcio.	ACTING MEMBERS
Lucas Held, reporter, Middletown Press; Ellen Abrams, reporter, WCXN; Phil Bauer, engineer, Public Works Department; and approximately 36 members of the audience.	OTHERS
Dir. George A. Reif, Hope Kasper	STAFF
Due to the lengthy Public Hearing Chm. Gionfriddo delayed the Public Hearing approximately 5 minutes to consider Westfield Associates proposal. On motion and second by Comms. Giuffrida and Gadoski, the Commission tabled the proposed subdivision located on the west side of Atkins Street between Atkins St. and Stantack Road. Applicant/agent Westfield Associates/Atty. William Shea. Applicant/agent Ruth Brechlin/Atty. Lawler. Comm. Leinwand disqualified himself. Vote was unanimous.	TABLED SUBDIVISION BETWEEN ATKINS & STANTACK WESTFIELD ASSOC. R. BRECHLIN S83-25 S83-26
Ann Bickford requested the Commission consider enlarging the Rural Residential zone on the south side of Country Club Road. Chm. Gionfriddo advised Dir. Reif to include her request on the agenda for the next meeting.	RURAL RESIDENTIAL ZONE -DISCUSSION WITH PUBLIC
On motion and amended motion by Comms. Loffredo and Carta, the Commission approved the minutes of the February 22, 1984 meeting with the following amendment. Comm. Leinwand disqualified himself with regard to the Westfield Associates and Ruth Brechlin subdivisions located between Atkins Street and Stantack Road. Vote was unanimous. The Commission acknowledged receipt of the Public Hearing transcript of 2/22/84.	APPROVED MINUTES WITH AMENDMENT 2/22/84 MEETING ACKNOWLEDGE P.H. TRANSCRIPT 2/22/84
There is a separate Public Hearing transcript of this meeting.	P.H. TRANSCRIPT 3/14/84
On motion and second by Comms. Leinwand and Loffredo, the Commission scheduled a Public Hearing on March 28, 1984 to consider a proposed map amendment to rezone a parcel on Stoneycrest Drive from R-2 to R-3. Applicant/agent Martin & Donna Nosal/Paul Stetson. Vote was unanimous.	SCHEDULED P.H. 3/28/84 MAP AMENDMENT STONEYCREST DR. NOSAL Z84-5
On motion and second by Comms. Leinwand and Loffredo, the Commission tabled the A-95 Review regarding a storage and maintenance garage for Middletown Area Transit. Applicant MRPA. Vote was unanimous.	TABLED A-95 REVIEW MIDDLETOWN AREA TRANSIT GARAGE
Igor Vechesloff showed his plan to the Commission to demonstrate that there were other subdivisions, in addition to the Shea subdivision in Westfield, being designed that have problems with the 800 foot dead end street limitation. No other aspects of this subdivision were discussed.	SUBDIVISION MAPLE SHADE RD. IGOR VECHESLOFF

On motion and second by Comms. Giuffrida and Leinwand, the Commission approved lot line adjustments to lots 5, 6, and 7 located on Maple Street in a Transitional Development zone. Applicant Raymond and Stanley Klick. Vote was unanimous.	APPROVED LOT LINE MAPLE ST. RAYMOND STANLEY KLICK
On motion and second by Comms. Giuffrida and Carta, the Commission granted preliminary approval of a site plan for condominiums in the Green West area of Wesleyan Hills P.R.D. located on the west side of Long Hill Road. Applicant/agent O & G Industries, Inc./Hill Development. Vote was unanimous.	GRANTED PRELIMI- NARY GREEN WEST WES. HILLS-LONG HILL ROAD
On motion and second by Comms. Loffredo and Leinwand, the Commission scheduled a Public Hearing on 3/28/84 to consider a special exception to permit additional housing units at Marino Manor located on Randolph Rd. and South Main St. for applicant Middletown Housing Authority. Vote was unanimous.	SCHEDULED P.H. 3/28/84 S.E. MARINO MANOR RANDOLPH RD.
On motion and second by Comms. Leinwand and Loffredo, the Commission tabled a request for a time limit extension of a special exception to permit a television tower and accessory building on Bartholomew Road. Applicant/agent Television Corp. of Hartford/Atty. Irwin J. Hausman. Vote was unanimous.	SE84-2 TABLED TIME EX- TENSION S.E. TOWER BARTHOLOMEW RD. SE82-2
On motion and second by Comms. Loffredo and Giuffrida, the Commission scheduled a Public Hearing on 3/28/84 to consider a 3 lot subdivision located on the north side of Footit Drive in an R-1 zone, at the time the application was filed in the Planning office. Applicant/agent Westfield Associates/Atty. William T. Shea. Comm. Leinwand disqualified himself. Vote was unanimous.	SCHEDULED P.H. 3/28/84 SUB. FOOTIT DRIVE S84-8
On motion and second by Comms. Leinwand and Giuffrida, the Commission scheduled a Public Hearing on 3/28/84 to consider a special exception to permit a used car dealer located at 1000R Newfield Street in an I-2 zone. Applicant is Moore Brothers. Vote was unanimous.	SCHEDULED P.H. 3/28/84 S.E. USED CAR DEALER 1000R NEWFIELD ST. SE84-3
On motion and second by Comms. Leinwand and Loffredo, the Commission approved readoption of the present Zoning regulations consisting of the Zoning Code and the Zoning Map with an effective date of March 21, 1984. Readopted Zoning Code and Zoning Map have been filed in the Office of the Town Clerk. Vote was unanimous.	APPROVED READOP- TION ZONING CODE & MAP Z84-3
Chm. Gionfriddo closed items one thru five on the public hearing notice.	
Following the procedure agreed to Dir. Reif made a 15 minute presentation concerning the work on the Plan of Development prior to the start of the formal meeting at 7:00 P.M. Issues discussed included a map showing future land-uses with specific regard to permitted densities near the CBD where land use studies revealed the existence of many multiple family dwellings. Another topic concerned designating areas for low "rural densities" based on constraints of extending the city's water and sewer lines to the areas.	PLAN OF DEVELOPMENT
No Reports	REPORTS
Adjournment 12:05 A.M.	ADJOURNMENT
Approved at the Meeting of _____ Minutes prepared by, Louis A. Carta, Secretary Planning and Zoning Commission	

Hope P. Kasper