

PLANNING AND ZONING COMMISSION REGULAR MEETING MARCH 24, 1993, 7:00 P.M., PAGE 1 OF 6

Chm. W. Lee Osborne, Stephen T. Gionfriddo, John Robinson, Ann Loffredo, Sebastian Passanesi, Anthony J. Vasiliou, Philip Halibozek, Stephen Gadomski Sebastian Timbro, Dir. P. W. Salvatore Fazzino, Ex-Officio

COMMISSION MEMBERS PRESENT

Stephen Shapiro, Jennifer Alexander, Mayor Sebastian J. Garafalo, Ex-Officio

MEMBERS ABSENT

Alternate Comm. P. Halibozek acted for absent Comm. Stephen Shapiro

ACTING MEMBER

William Warner, Planning Director

STAFF

Reporters from the Middletown Press and the Hartford Court and approximately 30 members of the audience.

OTHERS

On motion and second by Comms. Gionfriddo and Halibozek the Commission approved the minutes of the 3/10/93 meeting. Vote was unanimous.

A P P R O V E D MINUTES 3/10/93

The Commission acknowledged the Zoning Enforcement Officer's sign report.

ITEM 3.1 ZEO SIGN REPORT

On motion and second by Comms. Gionfriddo and Robinson the Commission approved a request to divide Tollgate/Brooks Road Subdivision into two phases consisting of one lot in Phase I which fronts on Saybrook Road and the remainder of the lots in Phase II. Applicant/agent Sebastian Mazzotta/David Mylchreest S93-15. Vote was unanimous.

ITEM 4.1 TOLLGATE/BROOKS RD. SUBDIVISION

On motion and second by Comms. Gionfriddo and Robinson the Commission granted final approval of Phase I of the Tollgate Road/Brooks Road Subdivision located on Saybrook Road, Tollgate Road, and Brooks Road with the condition it meet Public Works Departmental requirements. Applicant/agent Sebastian Mazzotta/David Mylchreest S93-15. Vote was unanimous.

ITEM 4.2 FINAL APPROVAL PHASE I TOLLGATE/BROOKS RD. SUBDIVISION

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After discussion with Attyl Philip Karpel the regarding the extension and impact on downtown the Commission, on motion and second by Comms. Gionfriddo and Halibozek, granted a one year extension for site plan review approval for the Wesleyan Hills Commercial Center. Applicant/agent Joseph G.Lombardo PRD I. Vote was 6 to 1 with Comm. Anthony Vasiliou voting in opposition.

ITEM 4.3
GRANTED ONE
YEAR EXTENSION
WESLEYAN HILLS
COMMERCIAL
CENTER

On motion and second by Comms. Gionfriddo and Loffredo the Commission granted a request to release remaining cash deposit for the Laurelwood Estates Subdivsion. Applicant/agent Richard Romeo/Atty. Patricia Ingellis S87-13. Vote was unanimous.

ITEM 4.4
APPROVED
RELEASE OF CASH
DEPOSIT
LAURELWOOD
ESTATES
SUBDIVISION

On motion and second by Comms. Gionfriddo and Robinson the Commission scheduled a public hearing on April 14, 1993 to consider a proposed 2 lot subdivision located on the west side of Brown Street. Applicant/agent Carol Ford/Robert Bascom S93-2. Vote was unanimous.

ITEM 5.1
P.H. 4/14/93 -
2 LOT
SUBDIVISION
BROWN STREET

On motion and second by Comms. Loffredo and Vasiliou the Commission approved a proposed lot line revision located on East Street and Ridgewood Road to a previously approved subdivision. Applicant/agent Richard Romeo/Atty. Patricia Ingellis S87-13

ITEM 5.2
APPROVED LOT
LINE REVISION
EAST STREET &
RIDGEWOD ROAD

After discussion, on motion and second by Comms. Loffredo and Vasiliou the Commission approved a proposed lot line revision located on 408 Maromas Road. Applicant/agent Paul and Nancy Pierce L93-2. Vote was unanimous.

ITEM 5.3
APPROVED LOT
LINE REVISION
408 MAROMAS
ROAD

On motion and second by Comms. Loffredo and Halibozek the Commission scheduled a public hearing on April 14, 1993 to consider a proposed Zoning Map amendment of 11.16 acres located on Middle Street and Old Middle Street from R-60 (Residential) to R-30 (Residential). Applicant/agent Caroll L. Westerberg/Atty. Michael Dowley Z93-5. Vote was unanimous.

ITEM 5.4
SCHEDULED P.H.
4/14/93 ZONING
MAP CHANGE
MIDDLE STREET

On motion and second by Comms. Loffredo and Halibozek the Commission gave an affirmative G.S. 8-24 Report regarding acceptance of the State Armory property located on Main Street. Applicant Mayor Sebastian J. Garafalo. Vote was unanimous.

ITEM 5.5
G A V E
AFFIRMATIVE
G.S. 8-24
R E P O R T
ACCEPTANCE OF
STATE ARMORY

The Commission on motion and second by Comms. Gionfriddo and Halibozek voted to affirm the legal opinion of the City Attorney in regard to a non-conforming use located at 68 Liberty Street that the only permitted non-conforming use is a pizza parlor. Vote was unanimous. Comms. Ann Loffredo and Sebastian Passanesi disqualified themselves. Alternate Comm. S. Gadomski acted. Comm. Ann Loffredo and alternate Comm. Sebastian Timbro acted for Comm. Sebastian Passanesi.

ITEM 5.6
AFFIRMED CITY
A T T O R N E Y
OPINION 68
LIBERTY STREET
NON-CONFORMING
USE

There is a tape recording of the entire public hearing available in the Planning and Zoning Commission's office.

P. H. TAPE
RECORDING

Comm. Robinson disqualified himself from this item and Alternate Comm. Stephen Gadomski acted in his place. Atty. Philip Karpel, Sue Abby, Alan Johonas summarized a proposed special exception to convert the use of the existing Field Publication buildings and site at 245 Long Hill Road from commercial to a school of nursing with a dormitory. Applicant/agent Middlesex Hospital/Atty. Philip Karpel SE93-1. Atty. Karpel explained the past history of the site and summarized the departmental comments. He addressed the dormitory issue and submitted a memo about the issue as accessory uses. Comm. Ann Loffredo

questioned the need for discussion and notes the Mercy and Xavier have dorms. Chm. W. Lee Osborne asked if members wanted further discussion. No one responded. A. Johonas Vice President for finance for hospital treasury for college ownership of college by hospital. Benefits of the college for removal of existing buildings to aid in Cornerstone Project. Tax issue addressed along with the PILOT program. Address Mayor's support if Weekly Reader remains in Middletown. Sue Abby, President of College of Nursing, explained college students, college history, growth of college, and need to move. Comm. Gionfriddo questioned the need for expansion at the Newfield site. What are projections for enrollment. Sue Abbey stated the new building can accommodate growth - no additions in her life time. R. Charny, architect, explained the site plan and interior renovations. Chm. Osborne asked what food arrangement is there? R. Charny responded that would be a private kitchen and vending machines. Atty. Karpel accepted conditions of all departmental comments and concluded by indicating this is a win win situation. Comm. Ann Loffredo raised the sidewalk issue. Atty. Karpel responded that he was not sure of the benefits of a sidewalk. William Warner responds. Comm. Ann Loffredo questioned recreational arrangements. S. Abby responded no major change. Comm. Ann Loffredo questions coeducational aspects of security. S. Abby responded. R. Charny explained the floor plan and submitted the plan. K. Stepsik spoke in favor of the application. T. Therian spoke in favor but raised concern over ground keeping. C. Horowitz spoke in favor, member of the alumni and is sure the grounds will be kept in good shape. D. D'Oench, Chairman of College, spoke in support and ensures that students will not be a problem. On motion and second by Comms. Gionfriddo and Halibozek the Commission closed the public hearing. On motion and second by Comms. Loffredo and Vasiliou the Commission granted a special exception to convert the use of the existing Field Publication buildings and site at 245 Long Hill Road from commercial to a school of nursing with a dormitory with the condition it meet departmental requirements and no sidewalk

ITEM 6.1
S.E. CONVERT
F I E L D
P U B L I C A T I O N
B U I L D I N G S T O
S C H O O L O F
N U R S I N G 245
L O N G H I L L R O A D

requirement. Applicant/agent Middlesex Hospital/Atty. Karpel SE93-1. Vote was unanimous.

Comms. Gionfriddo and Loffredo motioned for a recess. Vote was unanimous.

RECESS

William Warner, Planning Director, presented the application for a proposed Zoning Code text amendment to Section 30, 60, and 61 to modify the uses in the Institutional Development (I.D.) zone. Proponent P & Z Comm. Ann Loffredo disqualified herself and Alternate Comm. Stephen Gadomski acted in her place. Chm. W. Lee Osborne and Comm. Anthony Vasiliou asked questions. George Souto, SMA, is in favor of the proposals. Campus Plan is basically a good one. City needs more control. M. Giami representing RAID, supported the text amendment. Gerald Malone, EMPATH, wants more local control and wanted State to be more responsive to the community. C. Bolz, WRRDM, made suggestions and Comm. Anthony Vasiliou reviewed legislation which had more emphasis on privatization and adaptive reuse and more local home rule coming into play. Comm. Stephen T. Gionfriddo would like to review more legislation with a need to look at long term use. Comm. Anthony Vasiliou encouraged the Commission to move forward and continue to provide a leadership role. On motion and second by Comms. Gionfriddo and Halibozek the Commission continued the public hearing until April 14, 1993. Vote was unanimous.

ITEM 6.2
ZONING CODE
TEXT AMENDMENT
I.D. ZONE

There was no discussion with the public.

ITEM 7
DISCUSSION WITH
PUBLIC

On motion and second by Comms. Gionfriddo and Halibozek the Commission adjourned the meeting at 8:57 P.M. Vote was unanimous.

ADJOURNMENT

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Respectfully submitted,

William Warner
Planning Director

Approved at the meeting of _____.