

Chm. Stephen T. Gionfriddo, Vice-Chm. Cos Giuffrida, Sec'y Louis A. Carta, COMMISSION
 Steven J. Leinwand, Vincent J. Loffredo, Sebastian Passanesi, Rose Sbalcio MEMBERS
 arrived at 7:15 P.M.; Alternates: Stephen Gadowski, Thomas E. Hutton, PRESENT
 Jr.; Dir. P.W. Salvatore Fazzino; Comm. Passanesi was excused at 7:59P.M.

Mayor Sebastian J. Garafalo, Ex-Officio; Alternates: Paul H. Bixby; MEMBERS
 Thomas J. Serra ABSENT

Comm. Hutton acted for Comm. Passanesi when he was excused from the meet- ACTING
 ing at 7:59 P.M. which was at the conclusion of "Discussion with the MEMBERS
 Public". Comm. Hutton acted for Comm. Sbalcio on items 1 & 2 of the P.H.,
 who arrived at 7:15 P.M. during the Public Hearing portion of the meeting.

Dir. George A. Reif, Hope Kasper, Patricia Michnowicz STAFF

Rich Webster, reporter, WCNX; Lucas Held, reporter, Middletown Press; OTHERS
 and approximately 30 members of the audience.

Bill Corvo addressed the Commission on behalf of Carabetta Enterprises DISCUSSION
 and requested that careful consideration be given to any proposal near WITH PUBLIC
 Carabetta's apartments.

Wayne Reed asked the Commission who will be paying for the cost of water WATER LINE COST
 lines across Atkins Street. Chm. Gionfriddo advised him to speak with ATKINS STREET
 Water/Sewer Dir. Bill Baron.

Atty. Bengston requested the Commission reconsider the public health TELEVISION TOWER
 issue before deciding an extension of time to allow a television tower BARTHOLOMEW RD.
 and accessory building on Barthomomew Road.

Atty. Calvocoressi stated it was not legal to grant an extension of time
 for the television tower because a building permit was not issued. He
 referred to Section 44.06.01 of the Zoning Code.

Walter Dreaier requested the Commission listen to the concerns of the
 residents on Bartholomew Road in regard to the television tower be-
 fore a decision is made.

Atty. Howard on behalf of Pine Grove Cemetery Corp. stated his PINE GROVE
 client had obtained a building permit. He also was requesting CEMETERY
 a time limit extension to permit expansion of Pine Grove Cemetery.

There is a separate transcript of the public hearing portion of this P.H. TRANSCRIPT
 meeting. 3/28/84

On motion and second by Comms. Loffredo and Leinwand, the Commission APPROVED MINUTES
 approved the minutes of 3/10/84 and 3/14/84 meetings. Vote was unanimous. 3/10/84 & 3/14/84
 The Commission also acknowledged receipt of the 3/14/84 Public Hearing ACKNOWLEDGE P.H.
 transcript. TRANSCRIPT 3/14/84

On motion and second by Comms. Loffredo and Gionfriddo, the Commission ADOPTED DEAD-END
 adopted the City Attorney's opinion dated 3/28/84 concerning dead-end STREET LEGAL.
 streets. Comm. Leinwand disqualified himself and Comm. Gadowski acted OPINION 3/28/84
 in his place. Comm. Hutton acted for absent Comm. Passanesi. Vote was
 6 to 1. Commissioners voting in favor were Comm. Gionfriddo, Comm. Giuffrida,

Comm. Loffredo, Comm. Sbalcio, Comm. Hutton, and Comm. Gadomski. Commissioner voting in opposition was Comm. Carta.

On motion and second by Comms. Loffredo and Giuffrida, the Commission tabled the five lot subdivision located on the west side of Atkins Street and the seventy lot subdivision located on the west side of Atkins Street between Atkins St. and Stantack Rd. Applicants are Ruth Brechlin and Westfield Associates. Agents are Atty. Lawler and Atty. Shea. Comm. Leinwand disqualified himself and Comm. Gadomski acted in his place. Comm. Hutton acted for absent Comm. Passanesi. Vote was unanimous. It appeared Atty. Shea was also representing Ruth Brechlin. Atty. Shea agreed to resubmit his subdivision map to conform with the 800 foot length for a dead-end street as agreed by the Planning and Zoning Commission. Atty. Shea also agreed to extend the time period for a decision an additional 65 days from the original 65 day period and submit his agreement in writing to the Commission.

TABLED PROPOSED
SUBDIVISIONS
ATKINS ST. &
STANTACK RD.
WESTFIELD ASSOC.
& RUTH BRECHLIN
S83-25 & S83-26

On motion and second by Comms. Giuffrida and Hutton, the Commission tabled a proposed special exception to permit a solid waste facility on Newfield St. for applicant/agent Michael Kane Brick Co./Atty. S. J. Cartelli. Vote was unanimous.

TABLED
SOLID WASTE
FACILITY - NEW-
FIELD ST. SE84-1

On motion and second by Comms. Carta and Sbalcio, the Commission approved Section I consisting of lots 5 & 6 as depicted on map entitled "Resubdivision of property of Thaddeus Bysiewicz" located on East Ridge Road in an R-1 zone, with the stipulation a boundary agreement must be consummated between Thaddeus Bysiewicz and the City of Middletown. No action was taken on Section II pending further resolution of drainage problems. Applicant/agent is Thaddeus Bywiewicz/Atty. Dean Thomasson. Vote was unanimous.

APPROVED LOTS 5
& 6 SECTION I
EAST RIDGE ROAD
T. BYSIEWICZ
S84-7

The Commission scheduled a Public Hearing on 4/25/84 to consider amending the Zoning Code regulations to include a requirement for a proponent to place a sign on the site of any project which requires a Public Hearing.

SCHEDULED P.H.
4/25/84 ZONING
AMENDMENT SIGNS
ON SITES

On motion and second by Comms. Leinwand and Loffredo to approve the Kane Brick Co. proposal, the Commission voted unanimously to deny this subdivision to create one lot on the east side of Newfield Street. The Commission felt the information requested by the Health Dept. regarding closure of the site was not adequate. Applicant/agent Micheal Kane Brick Co./Atty. William Howard.

DENIED SUBDIVISION
KANE BRICK CO.
NEWFIELD ST.
S84-3

On motion and second by Comms. Leinwand and Hutton, 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. Vote was 6 to 1. Commissioners voting in favor were Comms. Gionfriddo, Giuffrida Carta, Leinwand, Sbalcio and Hutton. Comm. Loffredo voted in opposition.

TABLED TIME
LIMIT REQUEST
T.V. TOWER
BARTHOLOMEW RD.
SE82-2

On motion and second by Comms. Loffredo and Leinwand the Commission approved a revised line between parcels 1 and 2 located on the corner of Newtown St. and Ridge Road for applicant Christene Lindquist. Vote was unanimous.

APPROVED REVISED
LINE NEWTOWN ST.
& RIDGE RD. - C
LINDQUIST

On motion and second by Comms. Leinwand and Loffredo, the Commission scheduled a Public Hearing on April 25, 1984 to consider expanding the Rural Residential zone to include land south of Country Club Road. During the course of discussion conflicts appeared in the maps in the vicinity including a diagram provided by Ann Bickford showing the outline of the Historic District, the map produced from aerial photographs in 1980, and the property line map in the Tax Assessor's office. Vote was 6 to 1. Commissioners voting in favor

SCHEDULED P.H.
4/25/84 EXPANSION
OF R.R. ZONE
SOUTH OF COUNTRY
CLUB RD. Z84-6

were Comms. Gionfriddo, Giuffrida, Leinwand, Loffredo, Sbalcio, and Hutton. Commissioner voting in opposition was Comm. Carta.

On motion and second by Comms. Leinwand and Loffredo the Commission generally supported the A-95 proposed transportation program for Mid-state Regional Planning Agency. Vote was unanimous.

GENERALLY SUPPORTED A95 REVIEW TRANSPORTATION PROGRAM GENERALLY SUPPORTED A95 GRANT REQUESTS APPROVED TIME LIMIT PINE GROVE CEMETERY SE82-3

On motion and second by Comms. Leinwand and Loffredo, the Commission generally supported A-95 grant request for bus shelters, signs and buses by Middletown Area Transit District. Vote was unanimous.

On motion and second by Comms. Leinwand and Loffredo, the Commission approved one year time limit extension of a special exception to permit expansion of Pine Grove cemetery. Applicant/agent Pine Gove Cemetery Corp./Atty. William Howard. Vote was unanimous.

MOOSE CLUB INQUIRY

Regarding the Moose Club inquiry the Commission advised there were no other approvals given the Moose Club other than the special exception granted on March 22, 1978.

On motion and second by Comms. Leinwand and Sbalcio, the Commission gave an affirmative G.S. 8-24 Report regarding changes to Harbor Park Restaurant. Vote was unanimous.

AFFIRMATIVE G.S 8-24 REPORT HARBOR PARK RESTAURANT SCHEDULED P.H. 4/25/84 SUBDIVISION NATHAN HALE RD. S84-84-9 APPROVED MAP AMENDMENT STONEYCREST DR. R-2 to R-3 Z84-5

On motion and second by Comms. Leinwand and Loffredo, the Commission scheduled a Public Hearing on April 25, 1984 to consider a subdivision located off Phedon Parkway on Nathan Hale Road in an R-1 zone. Applicant/agent Joseph Mazzotta/T.F. Jackowiak. Vote was unanimous.

On motion and second by Comms. Loffredo and Leinwand, the Commission approved a map amendment to rezone a parcel on Stoneycrest Drive from R-2 to R-3. Map filed in Town Clerk's office. Applicant/agent Martin & Donna Nosal/Paul Stetson. Vote was unanimous. Comm. Passanesi disqualified himself and Comm. Gadomski acted in his place. Comm. Hutton acted for Comm. Sbalcio because she did not hear the proposal.

APPROVED S.E. HOUSING UNITS MARINO MANOR RANDOLPH RD. SE84-2

On motion and second by Comms. Leinwand and Loffredo, the Commission approved a special exception to permit additional housing units at, 2 buildings, at Marino Manor located on Randolph Road and South Main Street with the proviso all dwelling units meet Health Department requirements. Applicant Middletown Housing Authority. Vote was unanimous. Comm. Passanesi disqualified himself and Comm. Gadomski acted in his place. Comm. Hutton acted for Comm. Sbalcio because she did not hear the proposal.

On motion and second by Comms. Loffredo and Giuffrida, the Commission approved a special exception to permit a used car dealer located on 1000R Newfield Street. Applicant Moore Bothers. Vote was unanimous.

APPROVED S.E. USED CAR DEALER 1000R NEWFIELD SE84-3

Items 1 through 4 of the Public Hearing were closed.

No Reports
Adjournment 10:00 P.M.
Approved at the Meeting of

REPORTS
ADJOURNMENT

Minutes prepared by,
Hope P. Kasper
Hope P. Kasper

Louis A. Carta, Secretary
PLANNING AND ZONING COMMISSION