

Vice-Chm. John Robinson, Robert Bourne, Philip Halibozek, COMMISSION  
Stephen P. Shapiro, Jennifer Alexander, and W. Lee Osborne. MEMBERS  
P.W. Dir. Salvatore Fazzino, Ex-Officio arrived at 7:30 P.M. PRESENT

Chw. Ann Loffredo, Sec'y Stephen Gadowski, Seb J. Passanesi, ABSENT  
Frank Faraci, Jr., Stephen T. Gionfriddo, and Mayor Paul MEMBERS  
Gionfriddo, Ex-Officio

Vice-Chm. John Robinson acted as Chairman for absent Chw. ACTING  
Loffredo. Robert Bourne was designated as Acting Secretary. MEMBERS  
Alternate Comm. Jennifer Alexander acted for absent Chw.  
Loffredo. Alternate Comm. W. Lee Osborne acted for absent  
Sec'y Stephen Gadowski.

Dir. George A. Reif, William Warner, Planner, Hope P. Kasper, STAFF  
Administrative Secretary

Reporters from the Middletown Press, Hartford Courant, and OTHERS  
WCNX and approximately 50 members of the audience.

On motion and second by Comms. Shapiro and Halibozek the APPROVED  
minutes of the 3/13/91 meeting were approved. Vote was MINUTES 3/13/91  
unanimous.

On motion and second by Comm. Shapiro and Halibozek the APPROVED  
minutes of the 3/27/91 meeting were approved. Vote was 5 to 0 MINUTES  
with Commissioner Bourne abstaining. 3/27/91

The Commission acknowledged the Zoning Enforcement Officer's ZEO MONTHLY  
monthly report. REPORT

The Commission accepted the Zoning Enforcement Officer's sign ZEO SIGN  
report for the public hearing applications. REPORT

On motion and second by Comms. Shapiro and Halibozek the P.H. 4/24/91  
Commission scheduled a public hearing on 4/24/91 to consider a ZONING CODE  
proposed Zoning Code text addition to Section 13, "Exceptions TEXT AMENDMENT  
and Modifications" as item 13.03.06 to be entitled, "Yard YARDS  
Requirements for Parcels With Existing Development".  
Proponent P & Z Comm. Z91-5. Vote was unanimous.

On motion and second by Comms. Shapiro and Halibozek the TABLED  
Commission tabled a request from Tricon International to TRICON  
approve their site plan. Vote was 5 to 1. Commissioner SITE PLAN  
Bourne voted in opposition. Acting Chairman John Robinson REQUEST  
requested that a legal opinion be obtained from the City  
Attorney prior to making a decision on this request.

Due to lack of a quorum of eligible members to vote on the P.O.D.  
proposal to amend and adopt the Open Space Section of the Plan OPEN SPACE  
of Development, the Commission took no action.

Due to lack of a quorum of eligible members to vote on the P.O.D.  
proposal to amend and adopt the Future Land Use Section of the FUTURE LAND  
Plan of Development, the Commission took no action. USE

On motion and second by Comms. Shapiro and Halibozek the Commission denied a request for final approval of Lot 32, Stage III, of the Hubbard Estates Subdivision located off Westfield Street. Applicant/agent American Development Corp./Kenneth Geremia S87-60. Vote was 5 - 0. Commissioner Osborne abstained.

DENIED LOT  
32 SUBDIVI-  
SION  
FINAL APPROVAL  
HUBBARD ESTATES  
STAGE III

On motion and second by Comms. Shapiro and Halibozek the Commission granted final approval of a 3 lot subdivision located on 544 Pine Street as depicted on a map entitled, "Subdivision of Giulio and Helen E. Giuffrida, latest revision dated 5/23/90" and approved request for a sidewalk waiver. Applicant/agent Giuffrida Electric Co., Inc./I. Cosimo Giuffrida S90-5. Vote was unanimous

GRANTED FINAL  
APPROVAL 3  
LOTS -544 PINE  
ST.  
GIUFFRIDA

Due to lack of a quorum of eligible members the Commission took no action on a proposed Zoning Code text amendment to add as a special exception, Sections 44.03.35, 16.08.06, and 60.02.35, HOUSING FOR ELDERLY-ASSISTED LIVING FACILITY. Applicant/agent Carmelite Sisters of the Eucharist/Atty. Borst - Z91-3.

NO DECISION  
ZONING CODE  
TEXT AMENDMENT  
ELDERLY HOUSING  
CARMELITE  
SISTERS

On motion and second by Comms. Shapiro and Halibozek the Commission granted a one year extension of a site plan originally approved on 4/11/90 for the Wesleyan Hills Commercial Center located in the commercial area of the Wesleyan Hills P.R.D. Applicant/agent Atty. Philip Karpel P.R.D.I. Vote was unanimous.

GRANTED ONE  
YEAR EXTENSION  
WESLEYAN HILLS  
COMMERCIAL  
AREA P.R.D. I

On motion and second by Commissioners Shapiro and Halibozek the Commission granted an affirmative G.S. 8-24 Report for the 1989 Road Bond Improvements in the amount of \$9,950,000. Applicant/agent Middletown Public Works Dept. Vote was 5 to 0. Comm. Osborne abstained.

AFFIRMATIVE  
G.S. 8-24  
REPORT  
ROAD BOND 1989  
IMPROVEMENTS

On motion and second by Comms. Halibozek and Shapiro the Commission scheduled a public hearing on April 24, 1991 to consider a proposed special exception to permit a beauty salon under the category of a neighborhood store located at 583 Newfield Street in a MX (Mixed Use) zone. Applicant/agent First National Bank of Connecticut SE91-5. Vote was unanimous.

P.H. 4/24/91  
S.E. BEAUTY  
PARLOR  
583 NEWFIELD ST

On motion and second by Comms. Halibozek and Shapiro the Commission scheduled a public hearing on May 8, 1991 to consider a proposed special exception to convert an existing building to a different number of dwelling units at 341 South Main Street, an MX zone. Applicant/agent Salvatore Mazzotta/Atty. Philip F. Karpel SE91-6. Vote was unanimous.

P.H. 5/8/91  
S.E. DIFFERENT  
NO. DWELLING  
UNITS  
341 SOUTH MAIN  
ST.

On motion and second by Comms. Shapiro and Halibozek the Commission scheduled a public hearing on 4/24/91 to consider a proposed two lot resubdivision with a lot certification located on the s/s of Chamberlain Road near Oakcliff Road. Applicant/agent Anthony and Lillian A. Kriwokulski - S91-4. Vote was unanimous.


P.H. 4/24/91  
LOT CERTIFICA-  
TION  
CHAMBERLAIN RD

On motion and second by Comms. Shapiro and Halibozek the Commission scheduled a public hearing on April 24, 1991 to consider a proposed Zoning Code text amendment to add Section 60.01.07, Assisted Elderly Housing on City Property. Applicant/agent Municipal Development Office - Z91-6. Vote was unanimous. P.H. 4/24/92  
ELDERLY  
HOUSING

There is a separate transcript of the public hearing. P.H. TRANSCRIPT

There was no discussion under category 7, "Discussion with the public." DISCUSSION  
WITH PUBLIC

On motion and second by Comm. Halibozek and Shapiro the Commission voted to adjourn at 8:00 P.M. Vote was unanimous. ADJOURNMENT

Respectfully submitted,  
  
Hope P. Kasper  
Administrative Secretary