

Chm. Steven J. Leinwand; Vice-Chm. Stephen T. Gionfriddo; Sec'y. Cos COMMISSION  
Giuffrida; Comms. Louis A. Carta; Emanuel A. Pattavina; Rose Sbalcio; MEMBERS  
Sebastian J. Garafalo PRESENT

Seb J. Passanesi; Paul H. Bixby; Vincent J. Loffredo; Ex-Officio MEMBERS  
Members: Mayor Michael J. Cubeta, Jr.; Sal Fazzino, Dir. of Public ABSENT  
Works

Sebastian J. Garafalo acted for Seb J. Passanesi ACTING MEMBER

George A. Reif, Dir.; Althea Rinaldi STAFF

Philip G. Bauer, Engr., Public Works; Joseph Tironi, WCNX; Lucas Held, OTHERS  
reporter, Middletown Press

Joan Ferrara, representing the retail members of the Chamber of Com- DISCUSSION WITH  
merce, were dissatisfied the way a vendor's permit was issued by the PUBLIC-JOAN  
Police Department for a retail-of-the-road, for the sale of furniture FERRARA-REP.  
from a truck. The truck was located within a parking lot of the CHAMBER OF COMMERCE  
Housing Authority at Traverse Square. Chm. Leinwand stated that the  
vendor problem would be dealt with on the agenda later in the evening.

Approved transcript of Feb. 9, 1983 and transcript of March 23, 1983, APP'D. TRAN-  
with correction to Vice-Chm. Gionfriddo and Chm Leinwand which were SCRIPT OF  
inverted. Also the minutes of March 23, 1983, approved on motion and 2/9/83; 3/23/  
second by Comms. Giuffrida and Gionfriddo. Vote was unanimous. MIN. 3/23/83

Commissioner Pattavina arrived at 7:10 P.M.

Atty. David Bengston, representing 40 homeowners in the Bartholomew S.E. EXTENSION  
Rd. area, requested a denial of the extension of a Special Exception SE82-2-TELE-  
to permit erection of a television transmitter tower and accessory VISION CORP.  
buildings. He also requested that another public hearing should be OF HARTFORD  
held, for he felt that the previous public hearing was illegal, be- APPROVED  
cause of the amendment to the Zoning Code pertaining to television  
towers. He stated that there had been a suit filed and was still  
pending. He also said he had no objections of giving them a one  
month extension but still insisted that a public hearing be re-  
scheduled.

Atty. Irwin Hausman, representing the Hartford Television Corp.,  
stated that the appeal was still pending and the return was yet to  
be filed by the Counsel for the P & Z Comm. He stated that the  
agreement still existed with the T.V. station and intended to pro-  
ceed.

After a discussion the Comm. approved, on motion and second by Comms.  
Carta and Giuffrida. Comm. Garafalo voted no, for he had voted that  
way at the meeting of April 28, 1982. Yes votes: Comm. Leinwand,  
Gionfriddo, Giuffrida, Carta, Pattavina, Sbalcio.

Vice-Chm. Gionfriddo acted for Chm. Leinwand who disqualified him- BRADLEY WOODS,  
self from participating on the Bradley Woods, PRD. PRD #7-TABLED  
Tabled on motion and second by Comms. Garafalo and Giuffrida, for MAY 11, 1983  
the Bradley Woods PRD until April 27th, meeting. Vote was unanimous.

The Alternate's Schedule on the Agenda, was not followed for March 23'd meeting and Comm. Loffredo was inadvertently appointed to act for Chm. Leinwand, who had disqualified himself from participating on the Bradley Woods PRD. According to the Alternate Schedule Comm. Bixby was to have been appointed. The correction was accepted on motion and second by Comms. Sbalcio and Giuffrida. Vote was unanimous.

CORRECTION  
ALTERNATES  
SCHEDULE OF  
AGENDA FOR  
MARCH 23rd

A preliminary presentation for a Special Exception to construct a multi-family dwelling, located on Cross Street was introduced by Mr. Frank Losacco, representing Debra Young, applicant/agent. He stated there would be one building with 6 dwelling units consisting of 4-2 bedrooms, and 2-1 bedrooms, and 3 1/2 stores high. It would be built on 1/3 of an acre in the R-3 Zone, a permitted use under Special Exception. Comm. Giuffrida disqualified himself from participating. On motion and second by Comm. Giuffrida and Pattavina to schedule a Public Hearing for April 27th. Vote was unanimous.

PRELIMINARY  
S.E.-DEBRA  
YOUNG-CROSS  
ST.-MULTI-  
FAMILY BLDG

A preliminary presentation for a Special Exception for a Home Occupation for a direct mail marketing office was presented by applicant/agent Charles Higgins, of 133 Schuyler Ave. On motion and second by Comms. Pattavina and Giuffrida to schedule a Public Hearing for April 27th. Vote was unanimous. This is in the R-1 Zone.

PRELIMINARY  
HOME OCCUPA-  
TION-S.E.  
CHARLES HIG-  
GINS

A preliminary presentation for a request to amend the Zoning Map, to change R-1 to R-3 Zone, east side of Saybrook Rd. (formerly Adorno drive-in theater) was introduced by applicant/agent Mark Quattro, Atty. At present there is 22.8 acres located in the R-1 Zone. On motion and second by Comms. Sbalcio and Pattavina to schedule a Public Hearing for April 27th. Vote was unanimous.

PRELIMINARY  
S.E.-ZONING  
MAP AMEND'T.  
SAYBROOK RD.  
R-1 TO R-3

A preliminary presentation was given by applicant/agent Carlos Ortis, representing Pilgram Associates, for a 20 lot subdivision on the north side of Congdon Street in the R-1 Zone. The site consists of 10 acres. There will be 20 building lots on which single family homes will be constructed. On motion and second by Comms. Pattavina and Garafalo, to schedule a Public Hearing for April 27th. Vote was unanimous.

PRELIMINARY  
SUB.-PILGRAM  
ASSOC.-  
CONGDON ST.

A preliminary presentation was given by applicant/agent James Frederick, Jr., for a Subdivision of 3 lots, with 15.9 acres, located on Preston Avenue. On motion and second by Comms. Giuffrida and Garafalo, to schedule a Public Hearing for April 27th. Vote was unanimous.

PRELIMINARY  
SUB.-PRESTON  
AVE.-JAMES  
FREDERICK

Gave an updated preliminary approval for Chimney Hill Subdivision (8 lots) off Jacobs Terrace. Applicant/agent-Delaney/Sierpinski. Previously approval given in 1978. On motion and second by Comms. Giuffrida and Gionfriddo. Vote was unanimous.

PRELIMINARY  
APPROVAL-SUB.  
JACOBS TERR.  
DELANEY/  
SIERPINSKI

Gave an affirmative G.S. 8-24 Report on the reconstruction and realignment of Brush Hill Road. This is a City project. On motion and second by Comms. Gionfriddo and Sbalcio. Vote was unanimous.

AFFIRMATIVE  
G.S.8-24  
BRUSH HILL RD

Gave an affirmative G.S. 8-24 Report on the sale of City property on the west side of Rapallo Avenue, on motion and second by Comms. Gionfriddo and Pattavina. Vote was unanimous.

AFFIRMATIVE  
G.S.8-24  
RAPALLO AVE.  
SALE OF CITY  
PROPERTY

The P & Z Comm. members requested that Dir. George Reif, send a memo to the Police Department relating to a solicitor's license issued recently for the sale of furniture from a truck located at Traverse Square. Dr. Reif's inquiry was to ask if there is any provision for monitoring the location of persons issued a license. The Comm. also requested that a cease and desist be given on vendor permits. On motion and second by Comms. Pattavina and Gionfriddo. Vote was unanimous.

SOLICITOR'S  
LICENSE  
ISSUE

Acknowledge a memo from the Health Dept., for the issuing of licenses to food vendors, including push cart "hot dog wagon" types.

HEALTH DEPT.  
FOOD VENDORS

No report from Bob Frank was available in re: Sisk Street and Boston Road. A report would be forthcoming in two weeks.

BOB FRANK  
NO REPORTS

Agreed that the Chairman has the power to sign the final approval agreement when all work is completed in Wesleyan Hills, Blue Hill Rd. area. On motion and second by Comms. Garafalo and Giuffrida. Vote was unanimous.

CHM.'S POWER  
FOR FINAL  
APPROVAL-  
WESLEYAN HILL  
BLUE HILL RD.

A discussion about interior lots was presented by Walter Clohosey, 136 Tryon St. Mr. Clohosey

INTERIOR LOTS  
DISCUSSION

suggested that a text change be made for interior lots for single family homes.

Mr. Ted Jacoviak, Land Surveyor, suggested that a 25 ft. driveway be created for one house only on an interior lot.

David Mylchreest, Consulting Engineer, suggested that a group get together to discuss interior lots.

A request was informally made that Mr. Jacoviak, David E. Mylchreest, and Mr. Reif get together and discuss interior lots.

Comm. Pattavina thanked Mr. Reif for the information on the 100 year plan which was educational information but he would like Mr. Reif to give further explanations on the plan.

100 YEAR INFO  
TO COMM.  
PATTAVINA

Adjournment on motion and second by Comms. Garafalo and Sbalcio. Vote was unanimous. 9:35 P.M.

ADJOURNMENT

Cos Giuffria, Secretary  
Planning and Zoning Commission

Approved at the meeting of May 11<sup>th</sup> 1983. AR