

PLANNING AND ZONING COMMISSION REGULAR MEETING APRIL 13, 1994 7:00 P.M. PAGE 1 OF 4

Chm. W. Lee Osborne, Vice-Chm. Philip Halibozek, Sec'y Stephen P. Shapiro, Ann Loffredo, Sebastian J. Passanesi left at 7:15 P.M., Anthony J. Vasiliou, Jennifer Alexander, Francis Patnaude, Gerard Winzer

COMMISSION MEMBERS PRESENT

John Robinson, Stephen Gadowski, Mayor Thomas J. Serra, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION MEMBERS ABSENT

Alternate Comm. Francis Patnaude acted for absent Comm. John Robinson.

ACTING MEMBER

William Warner, Planning Director, Tom Nigosanti, Chief Engineer Public Works Dept.

STAFF

Reporters from the Middletown Press and Hartford Courant and approximately 10 members of the public.

OTHERS

On motion and second by Comms. Shapiro and Loffredo the Commission approved the minutes of the 3/23/94 meeting. Vote was 5 to 0 with Comm. Patnaude abstaining.

ITEM 2.1
A P P R O V E D
MINUTES 3/23/94

The Commission commended the new format of the Zoning Enforcement Officer's Report.

ITEM 3.1
ZEO MONTHLY
REPORT

The Commission acknowledged the ZEO sign report.

ITEM 3.2
ACKNOWLEDGED
ZEO SIGN REPORT

The Commission had a brief discussion in regard to a court decision regarding Russell Ridge II. They expressed their pleasure pursuant to the decision.

ITEM 3.3
COURT DECISION
RUSSELL RIDGE
II

On motion and second by Comms. Loffredo the Vasiliou the Commission tabled a proposed 17 lot subdivision located on the east side of Long Hill Road to be known as Meadow View Subdivision. Applicant/agent Laurel Grove Limited Partnership PRD I. Vote was unanimous.

ITEM 4.1
TABLED 17 LOT
SUBDIVISION
MEADOW VIEW
SUBDIVISION

On motion and second by Comms. Loffredo and Vasiliou the Commission granted final approval of Phase III (Lots 5, 6, 16, 17 and 32) of the Southwind Subdivision located on the south side of Long Hill Road with the conditions that (a) the Developer enter into a contractual agreement with the City assuring that several unfinished items be completed; and (b) the Developer submit a cash deposit in the amount of \$25,000.00 for road and other miscellaneous work and a cash deposit in the amount of \$2,500.00 for trees and restoration. Applicant/agent Bysiewicz Corp./Atty. Dean Thomasson S92-6. Vote was 6 TO 0 with Comm. Francis Patnaude abstaining.

ITEM 4.2
GRANTED FINAL
A P P R O V A L
SOUTHWIND PHASE
III

On motion and second by Comm. Loffredo and Vasiliou the Commission scheduled a public hearing on April 27, 1994 to consider a proposed Zoning Code text amendment to allow under Section 44.08 and 60.02 as a special exception an adaptive reuse of a structure formerly used as a place of congregation for members of a religious faith in the RPZ zone. Applicant/agent Jehovah's Witnesses of Middletown/Gene T. DeProta Z94-4. Vote was unanimous.

ITEM 5.1
SCHEDULED P.H.
4/27/94 ZONING
CODE TEXT
AMENDMENT S.E.
ADAPTIVE REUSE
OFFICE

On motion and second by Comms. Loffredo and Shapiro the Commission scheduled a public hearing on April 27, 1994 for a proposed special exception to permit a used car dealership located on 465 Middlefield Street. Applicant/agent Reliable Fleet Maintenance/Paul Tuomi SE94-5. Vote was unanimous.

ITEM 5.2
SCHEDULED P.H.
4/27/94 S.E.
U S E D C A R
DEALERSHIP 465
MIDDLEFIELD ST

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

ITEM 6
P . H . T A P E
RECORDING

Sec'y Stephen Shapiro read the legal advertisement into the record regarding a proposed 8 lot resubdivision located off Alsace Terrace with request to waive the sidewalks requirements and request for model home approval on lot 5. Comm. S. Passanesi disqualified himself at 7:15 and left the meeting. Alternate Comm. Gerard Winzer acted for Comm. Sebastian Passanesi. Atty. Dean Thomasson and David Mylchreest explained the proposal. David Mylchreest used plans to review departmental comments. Comm. Ann Loffredo questioned screening for lot 2 and 4 from lot 3. Comm. Patnaude questioned Water and Sewer comments, "Why was main installed without inspections?" David Mylchreest responded. Discussion ensued. Comm. Jennifer Alexander questioned cul-de-sac, sidewalks, and school buses. Discussion ensued. Comm. Stephen Shapiro discussed sidewalk waivers. Atty. Thomasson and David Mylchreest responded, "Developer will pay for constructing road to city specs." Comm. Anthony Vasiliou questioned the Water and Sewer comments, well's hook-up of existing homes, and Public Works' comments. David Mylchreest agreed with conditions. Joseph Mazzotta responded to Water comments. Discussion ensued regarding Water and Sewer conditions and hook-up of existing homes. Comm. Vasiliou asked the Water Department to appear. Atty. Dean Thomasson responded. Discussion ensued. Comm. J. Alexander asked for a summary of activities. Discussion ensued. David Mylchreest clarified. Discussion ensued. Comm. Halibozek moved continuation and asked that a representative from Water and Sewer be present. Comm. Winzer seconded the motion. Vote was unanimous.

ITEM 6.1
8 L O T
RESUBDIVISION
ALSACE TERRACE

There was no discussion with the public.

ITEM 7
DISCUSSION WITH
PUBLIC

PLANNING AND ZONING COMMISSION REGULAR MEETING APRIL 13, 1994 7:00
P.M. PAGE 4 OF 4

On motion and second by Loffredo and Winzer
the Commission adjourned the meeting at 8:35
P.M. Vote was unanimous.

ADJOURNMENT

Respectfully submitted,

William Warner
Planning Director

Approved at the meeting of _____.