

Chm. Stephen T. Gionfriddo, Sec'y Louis Carta, Steven J. Leinwand, Sebastian J. Passanesi, William Pillarella; alternates: Stephen Gadomski, Francis Patnaude, Richard Thompson; Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION MEMBERS PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Vice-Chm. Thomas Hutton, Rose Sbalcio and alternate Gerard Roccapriore

ABSENT MEMBERS

Comm. Gadomski acted for absent Comm. Hutton. Comm. Patnaude acted for absent Comm. Sbalcio.

ACTING MEMBERS

Dir. George A. Reif, Nino Martucci, Planner, Hope P. Kasper, Secretary, Dorothy Wilson, Assistant Secretary

STAFF

There were approximately 30 members of the public present at the meeting.

OTHERS

There was a public hearing prior to the Regular Meeting. The public hearing consisted of one proposal which was the Feldspar Corporation application for Natural Resources Extraction approval in compliance with Section 41 of the Zoning Code. Agent Charles R. Wiseman. This hearing was closed by Chm. Gionfriddo and added to the agenda for a decision.

P.H. 4/23/86

On motion and second by Comms. Pillarella and Leinwand the Commission approved the Minutes of 4/9/86 meeting. Vote was unanimous.

APPROVED MINUTES 4/9/86

On motion and second by Comms. Leinwand and Gadomski the Commission granted preliminary approval of a 35 lot subdivision to be known as Spring Brook subdivision located off Congdon Street as depicted on a map entitled, "Site Plan for Spring Brook Subdivision, Sheet 2, with latest revision date of 4/15/86". Applicant/agent Woodbridge Associates, Inc./Atty. Dowley. Comm. Carta abstained and Comm. Thompson acted in his place. Vote was unanimous.

GRANTED PRELIMINARY APPROVAL
SPRING BROOK SUB.
OFF CONGDON ST.
WOODBIDGE ASSOC.

On amendment motion and second by Comms. Leinwand and Carta the Commission adopted Zoning Code text amendment to modify Natural Resource Extraction Regulations. Specific text is on file in the Office of the Town Clerk. Vote was unanimous. On motion and second by Comms. Leinwand and Pillarella an effective date of May 1, 1986 was established for the above regulation. Vote was unanimous.

ADOPTED Z.C. AMENDMENT NATURAL RESOURCE EXTRACTION EFF. 5/1/86

On motion and second by Comms. Leinwand and Carta the Commission denied the proposed Zoning Code text for the purpose of adopting and implementing the General Assembly's Public Act 85-164 entitled, "An Act Concerning The Criteria For Payments Made in Lieu of Planning and Zoning Requirements for parking". Proponent P & Z Comm. Vote was unanimous to defeat this proposal. The Commission felt Middletown was not ready for this type of parking alternative.

DENIED Z.C. AMENDMENT FEE IN LIEU PARKING REQUIREMENTS

- On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a Public Hearing on 5/14/86 to consider a proposed 7 lot subdivision located off Country Club Road. Applicant/agent Number 8 Country Club Associates/Atty. Giuliano. Vote was unanimous. The Commission requested that a copy of the Tax Assessor's map be made available for the public hearing.
- On motion and second by Comms. Leinwand and Thompson to sustain the staff's interpretation of a permitted use which was not acted on. On motion and second by Comms. Gadomski and Thompson the Commission tabled the Zoning Code interpretation for use of a 50 foot lot pending a legal opinion from the City Attorney. Vote was unanimous. Chm. Gionfriddo stated he will ask the City Attorney for his opinion. Comm. Pillarella disqualified himself.
- On motion and second by Comms. Leinwand and Carta the Commission granted lot certification for a parcel of land as depicted on a map entitled, "Property of Joseph S. & Esther Monarca, dated 4/10/86". Applicant/agent Joseph S. and Esther Monarca/Atty. Giuliano. Vote was unanimous.
- On motion and second by Comms. Pillarella and Gadomski the Commission scheduled a public hearing on 5/14/86 to consider a proposed 22 lot subdivision to be known as Poplar Road Development located on n/s Poplar Road. Applicant/agent Poplar Road Development Company/Atty. Borkowski. Vote was unanimous. The Commission also scheduled a field inspection on 5/10/86, at 9:30 A.M. to view the proposal.
- On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on 5/14/86 to consider a proposed special exception to permit 20 dwelling units located at the corner of Randolph Road and South Main Street. Applicant/agent Richard Munson/Atty. Borkowski. Vote was unanimous.
- On motion and second by Comms. Leinwand and Pillarella the Commission granted a natural resource extraction permit for Feldspar Corp. with the following conditions: (a) mining operations to take place in Sections 1, 2, 3 as shown on map submitted with application, (b) expiration of the permit shall be July 31, 1986, and (c) a surety bond in the amount of \$62,000.00 must be submitted to the City of Middletown. Agent Charles R. Wiseman. Vote was unanimous.
- The Commission discussed the feasibility of creating an Historic Preservation zone in the area of the north end. Comm. Pillarella stated that he'd like to go on record saying that he is not in favor of changing the density of the entire north end of the City.
- On motion and second by Comms. Leinwand and Pillarella the Commission granted approval for a street banner to be located at the intersection of North Main St. and Hartford Ave. with the condition that it meet the requirements of the Public
- SCHEDULED P.H.
5/14/86 7 LOT
SUBDIVISION OFF
COUNTRY CLUB RD.
NO. 8 COUNTRY CLUB
ASSOCIATES
- TABLED USE OF
50 FOOT LOT
J. VIRGADULA
- GRANTED LOT
CERTIFICATION
66 OAK ST.
JOSEPH & ESTHER
MONARCA
- SCHEDULED P.H.
5/14/86 22 LOT
SUBDIVISION OFF
POPLAR RD.
POPLAR RD. DEVELOP-
MENT CO.
- SCHEDULED P.H.
5/14/86 S.E.
20 DWELLING UNITS
COR. S. MAIN ST.
& RANDOLPH RD.
- GRANTED NATURAL
RESOURCE EXTRACTION
PERMIT - FELDSPAR
CORP.
- DISCUSSION -
HISTORIC PRESERVA-
TION ZONE
- GRANTED APPROVAL
FOR STREET BANNER
NORTH MAIN ST. &
HARTFORD AVE.

Works Dept. Applicant MARC. Vote was unanimous.

The Commission requested that staff prepare the following material for their perusal. (a) Modifications to the Subdivision Regulations, (b) Cluster Housing, (c) Modifications to the Zoning Code, (d) Alternatives to the Historic Preservation Zone, (e) Modifications to Zoning Enforcement.

No Reports.

REPORTS

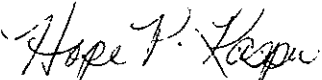
Adjournment 8:30 P.M.

ADJOURNMENT

Approved at the Meeting of _____

Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,


Hope P. Kasper