

Chm. Steven J. Leinwand; Vice-Chm. Stephen T. Gionfriddo; Sec'y. Cos Giuffrida; Louis A. Carta; Seb J. Passanesi; Emanuel A. Pattavina; Alternate: Paul H. Bixby; Ex-Officio, Sal Fazzino, Dir. of Public Works; Seb Garafalo COMMISSION MEMBERS PRESENT

Comms. Rose Sbalcio; Vincent J. Loffredo; ~~Sebastian J. Garafalo~~; Ex-Officio, Mayor Michael J. Cubeta COMMISSION MEMBERS ABSENT

Comm. Bixby acted for Comm. Rose Sbalcio ACTING MEMBER

George A. Reif, Dir.; Althea Rinaldi, Constance Hoyle STAFF

Lucas Held, reporter, Middletown Press; Joseph Tironi, WCNX; 15 members of the public OTHERS

Wm. Shea, representing Bradley Woods, PRD, wanted to discuss in detail, information he had presented to the P & Z Commission, at a previous public hearing. The Commission members felt that sufficient material had been presented. The Commission requested Dir. Reif to send a memo to the City Attorney, re: material being submitted by a proponent after a Public Hearing has been closed. Vice-Chm. Gionfriddo acted for Chm. Leinwand who disqualified himself from participating. A vote was taken not to allow Mr. Shea to proceed with his discussion until a reply is received from the City Attorney, on motion and second by Comms. Passanesi and Giuffrida. Vote was unanimous. DISCUSSION WITH PUBLIC WILLIAM SHEA

A vote to table until a reply had been received from the City Attorney, on motion and second by Comms. Garafalo and Carta. No vote not to table was Comm. Giuffrida. Yes votes to table were Comms. Garafalo, Pattavina, Passanesi, Carta, Bixby, Gionfriddo.

Mrs. Philomena Soyster strongly objected to further comments and found it hard to believe that new material would be allowed to be presented. MRS. SOYSTER

Also Mrs. Soyster questioned the time schedule of public hearings held which had not been decided on within the 65 day time schedule.

Dir. Reif's reply was that a proponent can apply through the Courts for an approval of an application which is a little more complicated. DIR. REIF

Mr. Philip Redford, 809 Washington St. inquired if he would be able to speak on the Burger King application this evening. PHILIP REDFORD

Chm. Leinwand stated that the application this evening was only a preliminary and the public would have the opportunity when it is scheduled for a public hearing, probably May 11. CHM. LEINWAND

Mr. Redford also stated coming before the Commission is a request by Burger King to change side yards and buffer strip requirements in the Zoning Code. He said, hopefully, that the Commission will be cautious about changing any requirement for only one particular applicant's benefit and then change it back. PHILIP REDFORD

Minutes of April 6 and April 13, 1983, not available at this time. MINUTES

The Chm. Leinwand asked that the Commission be reminded by staff that the meeting starts at 6:00 P.M. with an hour on planning issues, on May 11, 1983, prior to the Regular Meeting. SPECIAL MTNG. MAY 11, 1983

A letter had been received from the Police Dept. and distributed to members of the Commission relating to Peddler's License/Furniture Truck Issue. It so stated, "as to enforcement of the ordinance regarding location, peddlers are advised of restrictions, and the department enforces the ordinance whenever it becomes aware of a violation either through observation of its personnel or through receipt of a complaint by someone else."

SALE OF
MERCHANDISE
FROM TRUCKS

POLICE DEPT.
REPLY

The party applied to the Police Dept. for a license to sell furniture from a truck. The Chamber of Commerce was contacted and it was determined that the person applying for a license represented a bona fide business.

Included with the ltr. were sections of the City Code and a copy of Chapter 408 "Hawkers and Peddlers" from the General Statutes.

Chm. Leinwand stated that it is going to be difficult to obtain such licenses in the future.

Chm. Leinwand met with Bob Frank, Zoning Enforcement Officer. The Sisk St. matter—an application by Mrs. Milardo requesting for Special Exception for a Home Occupation, for a public hearing had been received.

SISK STREET
MATTER
SOLVED

Mr. Chowanec, 91 Boston Rd., a concerned resident, was present regarding an abutting property owner. Chm. Leinwand stated that the Boston Rd. issue was of a long term continuing non-conforming use. The C. F. Flagg had used that land in similar capacity to what Mazzotta is using. This information was related to Chm. Leinwand by the Building Inspector and is sure that this issue is not going to die.

BOSTON ROAD
ISSUE

A preliminary presentation for a Special Exception, PRD #7, for single family dwellings, off East Ridge Road, was presented by applicant/agent Ivar Jozus, Attorney, representing Thaddeus Bysiewicz. Public Hearing was scheduled for May 25, 1983, on motion and second by Comms. Giuffrida and Pattavina. Vote was unanimous.

P.H. SCHEDU
MAY 25, 198
S.E. PRD #7
E. RIDGE RD
T. BYSEIWIC

A preliminary presentation for a Subdivision for the Estate of Peter J. & Theresa Czaja, located on Laurel Grove/Brush Hill Rd., was presented by Walter Kuzak of Wallingford. Applicant/agent David A. Bascom, L.S. A Public Hearing was scheduled for May 11, 1983, on motion and second by Comms. Pattavina and Gionfriddo. Vote was unanimous.

P.H. SCHEDU
MAY 11, 198
SUBDIVISION
LAUREL GROV
BRUSH HILL
P. CZAJA

A preliminary presentation was given by Philip Karpel, Attorney for Burger King. A Public Hearing was scheduled for May 11, 1983, on motion and second by Comms. Giuffrida and Garafalo, to be presented as separate items as follows: 1) Text amendment to Zoning Code on side yard setbacks & corner lot 2) Text amendment to Zoning Code on buffer areas; 3) Text amendment to Zoning Code to permit drive-up service & drive-thru restaurant; 4) Special Exception meeting requirements of the Zoning Code for drive-up service and drive-thru restaurant if approved. Vote was unanimous.

P.H. SCHEDU
TEXT AMEND.
S. E.
BURGER KING
FOUR ITEMS

A memo from Dir. William Baron, of the Water/Sewer Dept. was sent to all Commissioners. The request by Chm. Leinwand is leave it on the Agenda for the next meeting, on the Northwest Service area.

NORTHWEST
SERVICE ARE
DISCUSSION
NEXT MTNG.

Dir. Sal Fazzino, of the Public Works Dept. stated that the street dis- ABANDONMENT
continuance started with the Old Johnson Lane dispute. He proposed that OF STREETS
every trail known that doesn't have a single family home be discontinued.
A list was submitted to all Commission members. Dir. Fazzino also suggested
that a public hearing be established thru this Commission or thru the Public
Works Commission but do need approval of G.S. 8-24 Abandoment of a City
Street.

Preliminary presentation, Special Exception for a home occupation, was S.E. HOME OCC
given by Eleanore Milardo, R.N.M.A., Sisk Street. A public hearing was ELEANORE
scheduled for May 11, 1983, on motion and second by Comms. Pattavina and MILARDO R.N.
Gionfriddo. Vote was unanimous. Chm. Leinwand requested that this item M.A. SISK ST.
be first on the Public Hearing.

Approved subdivision of 2 lots for Thaddeus Bysiewicz, East Ridge Road, on APP'D. TWO
motion and second by Comms. Giuffrida and Gionfriddo. Vote was unanimous. LOT SUB.
BYSIEWICZ

Preliminary presentation for a 3 lot subdivision, Newfield Street, I-2 Zone,
given by Michael R. Augeri. A public hearing was scheduled for May 11, SCHEDULED P.H
1983, on motion and second by Comms. Pattavina and Gionfriddo. Vote was 5/11/83-SUB.
unanimous. Chm. Leinwand requested that this item be second on the Public M. AUGERI
Hearing. NEWFIELD ST.

Approved Special Exception for a home occupation as a direct mail marketing APP'D.S.E
office for applicant/agent, Charles Higgins, 133 Schuyler Ave., on motion HOME OCC.
and second by Comms. Giuffrida and Pattavina. This was a Public Hearing C. HIGGIN
Item #2 this evening. Vote was unanimous. SCHUYLER
AVE.

The proposed Subdivision of 20 lots, north side of Congdon Street on CONTINUATION
the Public Hearing was scheduled to be continued to the Public Hearing ON PUBLIC
of May 11, 1983, for applicant/agent Carlos Ortis, representing Pilgram HEARING
Associates. CONGDON ST.
5/11/83

Meeting was adjourned at 10:40 P.M.

ADJOURNMENT

Cos Giuffrida, Secretary
Planning and Zoning Commission AR

Approved at the meeting of _____.