

Steven J. Leinwand, Chm.; Stephen T. Gionfriddo, Vice-Chm.; Cos Giuffrida, COMMISSION
Sec'y; Seb J. Passanesi, Emanuel A. Pattavina, Rose Sbalcio, Alternates: MEMBERS
George L. Augustine, Sebastian J. Garafalo PRESENT

Mayor Michael J. Cubeta, Jr., Ex-Officio; Louis A. Carta, Alternates: MEMBERS
Paul H. Bixby, Vincent J. Loffredo ABSENT

Alternate Sebastian J. Garafalo acted for absent Comm. Louis A. Carta ACTING MEMBER

George A. Reif, Director; Althea Rinaldi, Hope Kasper STAFF

Lucas Held, reporter, Middletown Press; also 8 memebers of the audience. OTHERS

A Public Hearing was held prior to this meeting. There is a separate P. H. PRIOR
transcript of the Public Hearing. TO MEETING

Approved minutes of 4/14/82 on motion and second by Comms. Gionfriddo APPROVED
and Giuffrida. Vote was unanimous. Commission confirmed receipt of MINUTES 4/14/82
Pages 1 through 20 of the transcript.

Gave preliminary approval for a four lot subdivision with the stipulation APPROVED SUB-
that all requirements of Water/Sewer Dept. memo of 4/28/82 be met, located DIVISION 4 LOTS
on Randolph Rd. and South Main St. Applicant/agent Tom Mickiewicz, re- RANDOLPH & S.
presenting Beatrice M. Christensen, owner. Approved on motion by Comms. MAIN STS.
Pattavina and Passanesi. Vote was unanimous. S82-1

Approved Special Exception to construct a television tower and an APPROVED S.E.
accessory building, as per application, on the easterly side of TELEVISION TOWER
Bartholomew Rd. with the stipulation to allow the City of Middletown BARTHOLOMEW RD.
Police, Fire, and Public Works to put an antenna on the tower. TELEVISION CORP.
Applicant/agent Irwin J. Hausam, Atty., representing Television Corp. OF HARTFORD
of Hartford. Comm. Augustine acted for Comm. Pattavina due to his SE82-2
absence at the Public Hearing. Approved on motion and second by Comms.
Gionfriddo and Passanesi. Yes votes were Comms. Leinwand, Giuffrida,
Gionfriddo, Passanesi, Sbalcio, and Augustine. No vote was Comm.
Garafalo.

Approved Special Exception for a home occupation to conduct a small mail APPROVED S.E.
order business by applicant/agent Beverly A. Foley, 54 Greenlawn Rd., in MAIL ORDER
an R-1 Zone on motion and second by Comms. Gionfriddo and Giuffrida. Vote BUSINESS
was unanimous. At this time Comm. Passanesi left and Albernate Comm. 54 GREENLAWN RD.
Augustine acted in his place. BEV. FOLEY SE82-5

Approved a one year additional time extension of a Special Extension APPROVED TIME
granted to Paul P. Kromish to convert a 2 unit dwelling to 4 units lo- EXTENSION, SE81-2
cated at 37-39 Loveland St., to expire 4/28/83 on motion and second by 37-39 LOVELAND ST
Comms. Gionfriddo and Augustine. Vote was unanimous. PAUL KROMISH

Scheduled for P.H. on 5/12/82 proposed subdivision of 3 lots off Butter- SCHEDULED P.H.
nut and Hendley Sts. for applicant/agent Joseph S. Borkowski, Atty., 5/12/82, 3 LOT
administrators of the estate of Stanley Sienkiewicz. SUBL. S82-4, BUT-
TERNUT & HENDLEY

No action was taken on Pratt & Whitney Phase I report of Special Exception P & W PHASE I
granted at meeting of 9/23/81. REPORT SE81-11

The Commission tabled C & C Developers site plans to complete former Achenbach subdivision, Highmeadows, off Saybrook Rd. on motion and second by Comms. Giuffrida and Gionfriddo. They felt more time was needed to circulate site plans to the different departments. Vote was unanimous.

C&C DEVELOPERS, HIGH-MEADOWS S73-7

There was no discussion on review of various zoning map and test issues.

Approved increasing price of Zoning Code from \$5.00 to \$8.00 per copy on motion and second by Comms. Gionfriddo and Garafalo. Vote was unanimous.

APP'D PRICE INCR. ZONING CODE

Scheduled for P.H. on 5/12/82 a proposed Special Exception to permit conversion of a non-conforming factory building in the R-1 Zone, at 471-475 East Main Street and Russell Street, to a 22 unit multi-family dwelling as an adaptive historic preservation use, on motion and second by Comms. Giuffrida and Sbalcio. Vote was unanimous. Applicant Richard R. Sweet, representing A.V.R. Enterprises.

SCHEDULED P.H. 5/12/82 PROPOSED S.E., 471-475 E. MAIN ST. & RUSSELL ST. SE82-6

Scheduled for P.H. on 5/12/82 a proposed Special Exception to construct a two story office building on South Main Street for applicant/agent Joseph S. Borkowski, Atty., representing Josephine Milardo, in an R-3 Zone, on motion and second by Comms. Gionfriddo and Giuffrida. Vote was unanimous.

SCHEDULED P.H. 5/12/82 PROPOSED S.E., S. MAIN ST. J. MILARDO SE82-7

On motion to table by Comm. Gionfriddo and second by Comm. Garafalo, to modify zone change requirements for Safeway Products, Inc. located on Middlefield St. Commission felt they needed more time to evaluate Safeway's request. Yes votes were Comms. Leinwand, Gionfriddo, Giuffrida, Pattavina, Sbalcio, and Garafalo. No vote was Augustine.

TABLED REQUEST SAFEWAY PRODUCTS MIDDLEFIELD ST. Z81-24

No Reports

REPORTS

Adjournment 10:45 P.M.

ADJOURNMENT

Cos Giuffrida, Secretary
PLANNING & ZONING COMMISSION

Approved at the meeting of 5/12/82