

Chm. Stephen T. Gionfriddo., Vice-Chm. Cos Giuffrida arrived at 7:25 p.m., Sec'y Louis A. Carta arrived at 7:10 p.m., Comms: Steven J. Leinwand, William A. Pillarella and Sebastian J. Passanesi., Alternates: Stephen Gadowski, Thomas E. Hutton Jr. and Richard Thompson., Ex-Officio Mayor Sebastian J. Garafalo.

COMMISSION
MEMBERS
PRESENT

Comm. Rose Sbalcio, Alternate Paul P. Parisi and Ex-Officio Dir. P.W. Salvatore Fazzino.

MEMBERS
ABSENT

Lucas Held Middletown Press, Jackie Cutler Hartford Courant, Channel 8 news, Phil Bauer Public Works and 90 members of the public.

OTHERS

Dir. George Reif, Planner Nino Martucci, Sec'y Hope Kasper.

STAFF

Commissioner Thompson acted for absent Commissioner Sbalcio.

ACTING MEMBE

There was a public hearing prior to the Regular Meeting.

P.H. 5/8/85

There was no discussion with the public concerning topics which are not or have not been the subject of a public hearing.

DISCUSSION
WITH PUBLIC

On motion and second by Comms. Leinwand and Pillarella the Commission approved the minutes of the April 24, 1985 meeting. Vote was unanimous.

APPROVED
MINUTES 4/24

Director George Reif explained to the Commission the status of the Applications Being Processed, a special exception for housing of the elderly which would expand an existing non-conforming nucleus for the Lutheran Home.

APPS. BEING
PROCESSED

On motion and second by Comms. Leinwand and Thompson the Commission tabled the Home Occupation/Residential Unit Business Pursuits possible text amendment. The Commission also requested that staff provide language in text form for Residential Unit Business Pursuits. Vote was unanimous.

HOME OCC.
BUS. PURSUIT
TABLED

On motion and second by Comms. Leinwand and Thompson the Commission approved a special exception to permit a place of worship on Reservoir and Training Hill Roads with the following stipulations: a. drainage and parking be approved by Public Works, b. driveway shall be screened and landscaped, c. no blasting without a pre-blasting survey filed with P & Z and d. parking lot shall be reduced in size and located not closer than 50 feet to any other property line with a buffer between lot and adjacent properties. Applicant/agent Conn. Valley Hindu Temple Society/Atty. Koerner. Vote was 5 to 1. Commissioners voting in favor were: Comms. Leinwand, Pillarella, Gionfriddo, Thompson and Gadowski. Commissioner Passanesi voted against the proposal. The Commission felt that the proposal was within the Plan of Development and Section 44 of the Zoning Code.

HINDU TEMPLE
SPECIAL
EXCEPTION
RESERVOIR &
TRAINING HIL
ROADS,
GRANTED

On motion and second by Comms. Leinwand and Pillarella the Commission tabled the Scenic Road Ordinance. Vote was unanimous.

SCENIC ROAD
ORDINANCE
TABLED

On motion and second by Comms. Leinwand and Pillarella the Commission denied an amendment to a home occupation (taxidermy) on 7 Stow Avenue to permit the use of the garage for the occupation. The denial was based on the fact that there was a separate entrance to the garage and the doubt of whether Joseph Pitruzzello is a resident of 7 Stow Avenue. Vote was unanimous. Commissioners voting against the amendment were Giuffrida, Leinwand, Thompson, Pillarella, Carta, Gionfriddo and Passanesi. Also, on motion and second by Comms. Pillarella and Leinwand the Commission scheduled a public hearing for May 22, 1985 to consider the revocation of a home occupation permit (for taxidermy) issued to Joseph Pitruzzello, 7 Stow Avenue. Proponent Planning and Zoning Commission. Vote was unanimous.

DENIED
HOME OCCUP.
AMENDMENT
7 STOW AVE.

SCHEDULED
P.H. 5/22/85
TO CONSIDER
REVOCATION
FOR TAXIDERMY
PERMIT.

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on May 22, 1985 to consider a proposed expansion of a non-conforming use located at 33-35 Bretton Road. Applicant Frank Rak. Vote was unanimous. Comm. Passanesi disqualified himself and Comm. Gadomski acted in his place.

SCHEDULED
P.H. 5/22/85
FRANK RAK
BRETTON RD.

On motion and second by Comms. Pillarella and Leinwand the Commission scheduled a public hearing on May 22, 1985 to consider a proposed resubdivision located on w/s Victoria Heights - corner of Randolph Road. Applicant/agent Paula Prete/Cavanaugh Associates. Vote was unanimous.

SCHEDULED
P.H. 5/22/85
RESUBDIVISION
VICTORIA
HEIGHTS

On motion and second by Comms. Pillarella and Leinwand the Commission approved a lot certification located on Maromas Road. Applicant/agent Todd Shemeth/Atty. Karpel. Vote was unanimous.

APPROVED
LOT CERT.
MAROMAS RD.

On motion and second by Comms. Leinwand and Passanesi the Commission granted final approval for Section II (Lots 7, 8, 9, 10, 13, 14, 15) and Section VI (Lots 16, 17, 18) of Royal Oak Park II with the stipulation that a contract be executed for installation of sidewalks and other additional work. Applicant PHS Development Associates/Atty. White. Vote was unanimous.

GRANTED
FINAL APP.
ROYAL OAK
PARK, SECTION
II & VI, PH
DEVELOPMENT

On motion and second by Comms. Leinwand and Pillarella the Commission moved to make staff comments concerning Subdivision Regulations a new business item for discussion. The Commission commended staff for their comments. Commissioner Carta was not present during the public hearing and did not participate in the discussion.

SUBDIVISION
REGULATION
DISCUSSION

On motion and second by Comms. Leinwand and Pillarella the Commission granted approval for a subdivision as depicted on a map entitled, "Subdivision of property of Edward L. Baldwin, dated April 1, 1985" located on Arbutus Street. Applicant/agent Edward Baldwin/T.F. Jackowiak. Vote was unanimous.

APPROVED
SUBDIVISION
BALDWIN
ARBUTUS ST.

Chairman Gionfriddo read a report from the Zoning Enforcement Officer which stated that Whitney Withey was repairing lawn mowers in his garage. On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on May 22, 1985 to consider the revocation of a home occupation permit (for T.V. repair) issued to Whitney Withey, 1195 South Main Street. Proponent Planning and Zoning Commission. Vote was unanimous.

SCHEDULED
P.H. 5/22/85
TO CONSIDER
REVOCATION
FOR T.V.
REPAIR PERMI

The Chairman continued the text amendments regarding Subdivision Regulations, closed the public hearing on the 2 new lot subdivision on Arbutus Street and the amendments to include State requirements for Soil Erosion and Sedimentation Control.

CON'T SUB.
REG, CLOSED
P.H. ON 2 LO
SUB. AND SOI
EROSION

There were no reports.

REPORTS

Adjournment 8:00 P.M.

ADJOURNMENT

Approved at Meeting of 4/24/85

Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,

Pamela Jones
Assistant Secretary