

MAY 9, 1979

Paul P. Parisi, Chm.; Dr. Eric G. Lowry, Vice-Chm.; Cos Giuffrida, COMMISSION MEMBERS
 Sec'y.; Vincent J. Loffredo; Dr. Christie E. McLeod; Ralph H. PRESENT
 Shaw, II; Alternates: George L. Augustine; Robert F. Chamberlain;
 Daniel Z. Shapiro; Conrad J. Tyaack

Mayor Anthony S. Marino; Seb. J. Passanesi MEMBERS ABSENT

George L. Augustine acted for absent Seb. J. Passanesi; Daniel Z. ACTING MEMBERS
 Shapiro acted for Vincent J. Loffredo who arrived later in the
 meeting.

George A. Reif, Dir.; Catherine V. Raczka, Assn't. Dir.; Althea STAFF
 Rinaldi, Clerk; Florence Pelc, Assn't. Clerk.

Philip G. Bauer, Engr., Public Works Dept., Jeff Kotkin, reporter, OTHERS
 Middletown Press; 7 members of the audience present

Approved minutes of March 14, 1979, on motion and second by Comms. APP'D. MINUTES OF
 Lowry and Augustine. Vote was unanimous. MARCH 4, 1979

Approved transcript of April 11, 1979, on motion and second by APP'D. TRANSCRIPT
 Comms. Lowry and Augustine. Vote was unanimous. APRIL 11, 1979

Denied subdivision of 7 lots on East Street. Applicant Theodore DENIED SUBDIVISION
 Jackowiak, land surveyor. Owners Rose and Theodore P. Bysiewicz. 7 LOTS-EAST ST.
 Theodore Jackowiak made a short presentation. Dir. Reif reminded R. & T. BYSIEWICZ
 the Commission that one of the Commissioners asked for a report
 from the Soil Conservation regarding the 7th lot. The Soil Con-
 servation was provided a diagram showing where the lots were in
 reference to the drainage basin but as to date no report had been
 received. Mr. Jackowiak was reminded that the last lot #7 (in
 the rear) lacked the required 100 ft. frontage and had a potential
 problem with the streambelt. Mr. Jackowiak was told that the lots
 were too low to be served by the sewer on East Street. After a
 discussion the Commission denied the subdivision of 7 lots on
 East Street, on motion and second by Comms. Lowry and Shaw. Voted
 to deny were: Comms. Lowry, Shaw, Giuffrida, Augustine, Parisi.
 Voted not to deny was: Comm. Shapiro. Abstention, Comm. Dr. McLeod.

Atty. Philip Karpel, of Dzialo, Pickett & Allen represented the APP'D. NON-CONFORM-
 Amoco Oil Co. gas station located on Washington St. and Old Mill ING USE-AMOCO OIL
 Rd. He reported on the D.O.T.'s reply to a PZC request. In CO. STA.-WASHINGTON
 connection with the project, the pavement in front of the site has ST. WITH MODIFICA-
 been modified, and no further widening will be done. Letter is on TIONS
 file. A letter from Public Works, on file in the Planning Office,
 requested a withdrawal of their comments or objections, and gave
 approval to the proposed work as submitted.

After a discussion, approved the modifications of a non-conforming
 use (gas station) on motion and second by Comms. Shaw and Shapiro,
 for applicant Chester J. Dzialo, Atty. Vote was unanimous.

Approved extension of time limitation of one (1) year for Vittorio EXTENSION OF TIME
 Scionti and Benito Scionti Special Exception for Pond View Apts., LIMITATION (1) YR.
 elderly housing on Butternut Street, applicant S.J. Cartelli, Atty., POND VIEW APTS.
 on motion and second by Comms. Shapiro and McLeod. Vote was
 unanimous. Comm. Loffredo arrived and Comm. Shapiro resumed his
 chair, at 8:25 P.M.

Continued to table Wesleyan Hills Community Center proposal, on motion and second by Comms. Giuffrida and Lowry. Vote was unanimous.

TABLED WESLEYAN HILLS COMMUNITY CENTER PROPOSAL

Tom Noonan, Atty., from Meriden, representing Westfield Associates stated he was at the meeting for information and to answer any questions that the Commissioners had.

WESTFIELD HEIGHTS SUBDIVISION REPORT

Director George Reif provided each Commissioner with a letter, (on file in P&Z Office) from City Atty. Frank O'Neill. Mr. Reif had reviewed the situation and suggested that the best solution would be to redesign and resubmit the subdivision.

Approved three (3) proposals and the Community Facilities Plan '79, submitted by Assn't. Dir. Catherine Raczka, on motion and second by Comms. Loffredo and Giuffrida. Vote was unanimous.

APP'D. COMMUNITY FACILITIES PLAN '79

Reapproved a 11 lot subdivision for the Estate of Felice Santostefano, Saybrook, Bartholomew, Reservoir Roads and Coe Ave., with the stipulation that all disconnected septic systems be treated as per Health Dept. instructions, applicant Joseph S. Borkowski, Atty., on motion and second by Comms. Shaw and Giuffrida. Vote was unanimous.

REAPPROVED 11 LOT SUBDIVISION-SANTOSTEFANO ESTATE

Tabled a lot certification, Alfred Carlson Estate, Kelsey St. and Maple Shade Rd., on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous.

TABLED LOT CERT. ALFRED CARLSON EST. MAPLE SHADE RD.

Scheduled for a Public Hearing on June 13, 1979, for proposed amendment to the Zoning Code regarding Child Care Facilities, on motion and second by Comms. Shaw and Loffredo. Vote was unanimous.

CHILD CARE FACILITIES TO P.H.

Gave an affirmative report for G.S. 8-24, for extension of Industrial Park Road, on motion and second by Comms. Shaw and Loffredo. Vote was unanimous.

AFFIRMATIVE REPORTS FOR G.S. 8-24

Gave an affirmative report for G.S. 8-24 for easement exchange on the Joseph Nosal property, on Fenwood Drive, on motion and second by Comm. Giuffrida and Lowry. Vote was unanimous.

Gave an affirmative report for G.S. 8-24 for the City's proposal to use Newfield Street site for disposal of waste material. A Public Hearing for a Special Exception will be scheduled, on motion and second by Comms. Loffredo and Lowry. Vote was unanimous.

Reports:

REPORTS

Redevelopment Agency, report by Comm. Lowry.
 Citizen's Advisory Committee, report by Comm. Dr. McLeod.
 Midstate Regional Agency, report by Comm. Chamberlain.

Adjournment on motion and second by Comms. Lowry and Parisi, at 9:15 P.M.

ADJOURNMENT

Cos Giuffrida, Secretary
 Planning and Zoning Commission

Approved at meeting of _____.