

CHM Stephen T Gionfriddo, Sec'y Louis A Carta, Steven J Leinwand, Paul P Parisi, Sebastian J Passanesi, Rose Sbalcio and Alternate Steven Gadomski

COMMISSION  
MEMBERS  
PRESENT

Mayor Sebastian J Garafalo, Ex-Officio, V-Chm Cos Giuffrida, Paul H Bixby, Thomas E Hutton Jr., Thomas J Serra and Director of Public Works Salvatore Fazzino, Ex-Officio

MEMBERS  
ABSENT

Commissioner Gadomski acted for absent Commissioner Giuffrida.

ACTING  
MEMBERS

Director George Reif, Hope Kasper and Patricia Michnowicz

STAFF

Lucas Held, Reporter for The Middletown Press, Marty Kearns, reporter for The Hartford Courant and Rich Webster, reporter for WCNX Radio Station. There were approximately 30 members of the public present.

OTHERS

On motion and second by Commissioners Leinwand and Sbalcio, the Commission scheduled a public hearing on May 23, 1984 for a special exception to permit professional and business offices in an R-3 zone located at 198 South Main Street. Vote was unanimous. Applicant/agent Ronald & Rosalin Dunn/ Atty Karpel. This special exception was previously approved by the Commission on November 10, 1982.

SCHEDULED  
PH 5/23/84  
SE 198 S  
MAIN ST  
R & R DUNN  
SE 84-6

On motion and second by Commissioners Leinwand and Carta, the Commission scheduled a public hearing on May 23, 1984 for a resubdivision on the easterly side of Ridge Road in an R-1 zone. Vote was unanimous. Applicant/agent E. Leroy Brock/ Atty Karpel

SCHEDULED  
PH 5/23/84  
SUBDIVI-  
SION RIDGE  
RD E. LEROY  
BROCK  
S84-13

Chairman Gionfriddo suggested to the Commission that they should schedule public hearings for the first meeting of the month only, unless there is an emergency.

On motion and second by Commissioners Parisi and Sbalcio, the Commission voted to adopt a policy of scheduling public hearings for the first meeting of each month only. Commissioners voting in favor were: Stephen Gionfriddo, Steven Gadomski, Louis Carta, Paul Parisi, Sebastian Passanesi and Rose Sbalcio. The Commissioner voting in opposition was Steven Leinwand.

ADOPTED  
POLICY OF  
1 PUBLIC  
HEARING  
EACH MONTH

There is a separate transcript of the Public Hearing.

PUBLIC  
HEARING

Following the Public Hearing, there was a short recess. The Regular Meeting resumed at 8:50 PM.

On motion and second by Commissioners Gadomski and Sbalcio, the Commission approved the minutes of the 4/25/84 meeting. Vote was unanimous.

APPROVAL  
OF MINUTES

On motion and second by Commissioners Parisi and Leinwand, the Commission voted to extend for 65 days the special exception for Consolidated Energy Systems. The extension was requested in order for the Commission to study the Health Department report which was received that night. Vote was unanimous. Applicant/agent Consolidated Energy Systems, Inc/ Atty Cartelli

EXTENDED 65  
DAYS CES  
SOLID WASTE  
FACILITY  
NEWFIELD ST  
SE 84-1

On motion and second by Commissioners Leinwand and Carta, the Commission voted to approve Lots 7 through 11 on the subdivision map entitled Resubdivision of Property of Thaddeus P. Bysiewicz revised through 2/24/84, with the provision that the wetlands line and house location of Lot 11 be shown on that map. Vote was unanimous with Commissioner Parisi abstaining because he was not present for the Public Hearing. Applicant/agent Thaddeus Bysiewicz/ Atty Thomasson

APPROVED  
SUBDIVISION  
LOTS 7 - 11  
BYSIEWICZ  
EAST RIDGE  
S 84-7

On motion and second by Commissioners Leinwand and Gadomski, the Commission approved a special exception to allow a home occupation located on East Main Street. Vote was unanimous with Commissioner Parisi abstaining because he was not present for the public hearing. Applicant Emanuel Sbona

APPROVED SE  
HOME OCCUP.  
EAST MAIN ST  
E SBONA  
HO #160

On motion and second by Commissioners Leinwand and Passanesi, the Commission voted to refer to the City Attorney for review the sign proposal and to table it until the next meeting. Vote was unanimous.

SIGN PROPOSAL  
REFERRED TO  
CITY ATTORNEY  
AND TABLED  
Z 84-4

On motion and second by Commissioners Leinwand and Sbalcio, the Commission scheduled a public hearing on June 13, 1984 for a proposal to add the Bickford property south of Country Club Road to the Rural Residential zone in Westfield. Vote was unanimous.

SCHEDULED PH  
6/13/84 TO  
ADD BICKFORD  
LAND TO RR  
ZONE

On motion and second by Commissioners Parisi and Leinwand, the Commission scheduled a public hearing on June 13, 1984 for a proposal to (a) extend the I-2 zone on Newfield Street and (b) apply for a special exception for auto sales. Vote was unanimous. Applicant/agent Salvatore & Frances Forlini/ Sherwood Jones

SCHEDULED PH  
6/13/84 TO  
EXTEND I-2  
ZONE AND SE  
AUTO SALES  
NEWFIELD ST  
FORLINI  
Z 84-7

Commissioner Leinwand discussed the possibility of simply extending the I-2 zone on the east side of Newfield Street to the corner of Mile Lane instead of extending it little by little. Chairman Gionfriddo stated that the Commission should first "...deal with Mr. Jones' proposal...rather than poison his proposal with excess baggage."

On motion and second by Commissioners Leinwand and Gadowski, the Commission scheduled a public hearing on May 23, 1984 for a subdivision located on the corner of Bartholomew Road and Chamberlain Hill Road in an R-1 zone. Vote was unanimous. Applicant/agent Carol & Ann Bonalsky/L.W. Bonalsky

SCHEDULED PH  
5/23/84 SUB-  
DIVISION  
BARTHOLOMEW &  
CHAMBERLAIN  
BONALSKY  
S84-12

After a lengthy discussion, the Commission voted to table the special exception to permit a rear lot located on Arbutus Street. Commissioners voting in favor: Stephen Gionfriddo, Steven Gadowski, Louis Carta, Paul Parisi, Sebastian Passanesi and Rose Sbalcio. Commissioner Leinwand voted in opposition. Applicant Edward Baldwin

TABLED SE  
REAR LOT  
ARBUTUS STREET  
E. BALDWIN  
SE 84-11

No reports

REPORTS

Chairman Gionfriddo stated that since there would be no public hearing on the June 27th meeting, therefore there should be substantive work done on the Plan of Development.

ADJOURNMENT 9:30 PM

ADJOURNMENT

Approved at the meeting of \_\_\_\_\_  
Louis A Carta, Secretary  
Planning & Zoning Commission

Minutes prepared by,  
*Patricia Michnowicz*  
Patricia Michnowicz