

Chm. Steven J. Leinwand; Vice-Chm. Stephen T. Gionfriddo; Sec'y. Cos Giuffrida; Seb J. Passanesi; Emanuel A. Pattavina; Rose Sbalcio; Alternates: Vincent J. Loffredo; Sebastian J. Garafalo (arrived at 7:30 P.M.)	COMMISSION MEMBERS PRESENT
Comms. Louis A. Carta; Paul H. Bixby; Ex-Officio Mayor Michael J. Cubeta; Ex-Officio Salvatore Fazzino, Dir. of Public Works	MEMBERS ABSENT
Comm. Loffredo acted for Comm. Carta; Comm. Garafalo acted for Comm. Giuffrida who left at 8:05 P.M.	ACTING MEMBERS
George A. Reif, Dir.; Althea Rinaldi	STAFF
Lucas Held, reporter, Middletown Press; Joseph Tironi, WCNX; 45 members of the public; Martin Kearns, reporter, Hartford Courant	OTHERS
Due to the lengthy public hearing a request was made by Comm. Loffredo to change the order of business to the Agenda for Regular Meeting to Section 4 and Old Business first. Second by Comms. Pattavina. Vote was unanimous.	PUBLIC HEARING ORDER CHANGED TO REG. MTNG.
There was no discussion with the public.	NO DISCUSSIONS
Approved minutes of April 13, 1983, on motion and second by Comms. Gionfriddo and Pattavina. Vote was unanimous.	MINUTES OF 4/13/83 APPROVED
Tabled Special Exception application for multi-family dwellings, Cross Street because the Transcript of April 27th was not available for Commissioners to read. Applicant/agent Debra Young. Tabled on motion and second by Comms. Passanesi and Giuffrida. Vote was unanimous.	TABLED S.E. MULTI-FAMILY DWELLINGS CROSS ST.-DEBRA YOUNG
Approved amendment to Zoning Map changing the area of the former Adorno drive-in theater on the east side of Saybrook Rd. from R-1 to R-3. The zone change shall become effective at the time the Commission receives notice of approval of the application for a medical facility by the State Commission on Hospitals and Health Care. Agent Mark Quattro, Attorney, for applicant Dr. Felix G. Sheehan. Approved on motion and second by Comms. Gionfriddo and Sbalcio. Vote was unanimous.	APP'D. AMEND. TO ZONING MAP WITH PROVISD-R-1 TO R-3 ZONE. SAYBROOK RD., DR. F.G. SHEEHAN
Approved subdivision of 3 lots, on Preston Ave. for applicant/agent James S. Frederick, on motion and second by Comms. Pattavina and Passanesi. Vote was unanimous. Comm. Loffredo abstained.	APP'D. 3 LOT SUB., PRESTON AVE., FREDERICK
Vice-Chm. Gionfriddo acted for Chm. Leinwand, who had disqualified himself from participating on the Special Exception application for Bradley Woods, P.R.D. A reply from the City Attorney, requested by the Commission on April 23rd, on an opinion concerning discussion with project proponent after a Public Hearing is closed was distributed among the Commissioners. The memo stated that once a Public Hearing is closed the Commission does not have the right or opportunity to reopen it. The Atty's first opinion was given on a similar situation to a former proponent in a memo dated Sept. 9, 1981. (A copy is on file in the Bradley Woods folder in the P & Z Office.)	OPINION FROM CITY ATTORNEY ON REOPENING A PUBLIC HEARING ONCE IT HAD BEEN CLOSED-BRADLEY WOODS PRD.

Wm. T. Shea, representing Westfield Associates, Bradley Woods, PRD., made a request by letter which was sent to Vice-Chm. Gionfriddo that their application of March 7th be tabled. Also to reopen the Public Hearing; to waive its right for a decision on May 25, 1983; to extend time limitation to June 9, 1983.

CONTINUED
BRADLEY WOODS
P.R.D.

Comm. Loffredo moved that the proposal as presented by the Westfield Associates, Bradley Woods, PRD, be denied. Motion second by Comm. Giuffrida. Comm. Loffredo stated that there are a number of points one can make regarding the proposal. The Zoning Code has a PRD's section which is implemented under Special Exceptions. This PRD does not meet the Zoning Code requirements particularly to densities. Comm. Loffredo stated that they are trying to repackage their proposal. This is the second time they have submitted their proposal and using two distinct parcels and grouping together and claiming they are one parcel. This he stated is clearly a misinterpretation of the Zoning Code and that was not the intent in the revisions of the Code when it was revised years ago. That is the major reason that he can not support this kind of a proposed development in what has been agreed to as our Plan of Development on our Code regarding such developments. No other comments were made. Vote for denial was unanimous. 6 members voted nay.

DENIED BRADLE
WOODS, PRD.

Adjourned at 7:15 P.M. to return to Public Hearing.

Reopened Regular Meeting at 10:15 P.M.

Comm. Giuffrida left at 8:05 and Comm. Garafalo acted for him.

ADJOURNMENT AN
REOPENING MTNG
ACTING MEMBER

A memo re: Northwest Water Service Area had been distributed to Commission members from William C. Baron, Dir. of Water/Sewer. It addressed water problems with all the present, proposed and potential development of Westfield.

NORTHWEST
WATER SERVICE
AREA

Dir. Reif showed a map showing areas of 250 ft. high and over which could be considered to build a supply tank. The question is where to put it and whether or not should it be designed to serve the entire section of Westfield of the town.

As the Commission does planning there should be concern about the water to serve the community and the fire demand.

It was stated that coordination of other depts. was necessary to follow through and make decision on water, water capacity, sewer, sewer capacity and traffic, which the Commission has dealt with in the past.

Approved on motion and second by Comms. Gionfriddo and Loffredo, Special Exception for a home occupation for applicant/agent Eleanore Milardo, R.N.M.A., located at 112 Sisk Street. Vote was unanimous.

APP'D. S.E.
HOME OCCUPATION
E. MILARDO,
SISK ST.

Wednesday, June 1, 1983, Plan of Development planning issue meeting. It is a probability that there will be no meetings scheduled for June 8, 1983.

Adjournment on motion and second by Comms. Pattavina and Gionfriddo. Vote was unanimous. Closed at 10:30 P.M.

ADJOURNMENT

Approved at the meeting of _____.

Cos Giuffrida, Secretary
Planning and Zoning Commission AR