

Chw. Ann Loffredo, Vice-Chm. Stephen T. Gionfriddo, Sec'y John Robinson, Stephen Gadomski arrived at 7:08 P.M., Stephen P. Shapiro, Anthony J. Vasiliou, Jennifer Alexander arrived at 7:08 P.M., Philip Halibozek, W. Lee Osborne, Sebastian Timbro

COMMISSION MEMBERS  
PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Sebastian J. Passanesi, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION MEMBERS  
ABSENT

Alternate Comm. Philip Halibozek acted for Comm. Stephen Gadomski until he arrived at 7:08 P.M. Alternate Comm. W. Lee Osborne acted for absent Comm. Sebastian Passanesi until Comm. Gadomski arrived. At that time Alternate Comm. Philip Halibozek acted for absent Comm. Sebastian Passanesi.

ACTING MEMBERS

William Warner, Planning Director, Hope P. Kasper, Administrative Secretary, Thomas Nigosanti, Chief Engineer Public Works

STAFF

Charles Stannard, Reporter Middletown Press; Reporter, Hartford Courant; and approximately 50 members of the public.

OTHERS

On motion and second by Comms. Gionfriddo and Robinson the Commission approved the minutes of the April 22, 1992 meeting. Vote was unanimous.

ITEM 2.1  
APPROVED 4/22/92  
MINUTES

The Commission acknowledged the Zoning Enforcement Officer's monthly report and sign report.

ITEM 3.1 & 3.2  
ACKNOWLEDGE ZEO  
MONTHLY & SIGN  
REPORTS

On motion and second by Comms. Robinson and Shapiro to approve a proposed special exception under Sections 46 and 44 to construct a pool and cabanas at America's Cup Restaurant in the flood plain located at 80 Harbor Drive, the Commission denied the application. Vote was 4 to 3. Commissioners voting in favor of the application were Stephen Shapiro, Stephen Gionfriddo, Sebastian Timbro, W. Lee Osborne. Commissioners voting in opposition to the application were Anthony Vasiliou citing that the application did not meet the Special Exception criteria under Adverse Effects and Property Values and Character, John Robinson stating the application did not meet the parking and loading criteria and adverse effects, and Philip Halibozek for the same reasons listed above. Chw. Ann Loffredo disqualified herself and Alternate Comm. Sebastian Timbro acted in her place. Vice-Chm. Stephen Gionfriddo acted as Chairman. Comm. Stephen Gadomski arrived during discussion of

ITEM 4.1  
DENIED SPECIAL  
EXCEPTION  
AMERICA'S CUP  
RESTAURANT 80  
HARBOR DRIVE

On motion and second by Comms. Gionfriddo and Shapiro the Commission tabled a proposal to amend the Subdivision Regulations of the City of Middletown. Proponent P & Z Comm. Vote was unanimous.

ITEM 4.2  
TABLED SUBDIVISION  
REGULATIONS

On motion and second by Comms. Gionfriddo and Shapiro the Commission adopted a proposed Zoning Code text amendment to add Section 44.08.35, "Cluster Design to Produce Open Space Subdivisions" as a special exception in the residential zones having an R prefix. Proponent P & Z Comm. Z92-4. This amendment becomes effective June 1, 1992. Vote was unanimous.

ITEM 4.3  
ADOPTED ZONING  
C O D E T E X T  
AMENDMENT CLUSTER  
D E S I G N  
SUBDIVISIONS

On motion and second by Comms. Gionfriddo and Halibozek the Commission adopted a Zoning Code text amendment to add Section 44.08.36, "Large Lot Environmentally Sensitive Subdivision" which includes Private Roads as a special exception in the R-45 and R-60 (Residential) zones. Proponent P & Z Comm. Z92-5. Vote was unanimous. This amendment becomes effective June 12, 1992.

ITEM 4.4  
ADOPTED ZONING  
C O D E T E X T  
AMENDMENT LARGE  
L O T  
ENVIRONMENTALLY  
S E N S I T I V E  
SUBDIVISION

On motion and second by Comms. Gionfriddo and Gadowski the Commission granted a lot line revision located on the east side of Bartholomew Road as depicted on a map entitled, "Property of Frank A. and Anna S. Carta, dated 3/8/92". Applicant/agent Frank and Anna Carta/Atty. Sebastian N. Giuliano L92-3. Vote was unanimous.

ITEM 5.1  
APPROVED LOT LINE  
REVISION EAST SIDE  
BARTHOLOMEW RD  
FRANK AND ANNA  
CARTA

On motion and second by Comms. Gionfriddo and Shapiro the Commission gave an affirmative G. S. 8-24 Report regarding improvements to Veterans Park. Applicant/agent Park and Recreation Dept. Vote was unanimous.

ITEM 5.2  
AFFIRMATIVE G.S.  
8 - 2 4 R E P O R T  
VETERANS PARK

On motion and second by Comms. Gionfriddo and Shapiro the Commission interpreted municipal leaf composting operation as a use which is not defined or part of agricultural uses. The Commission felt that leaf composting should be a separate use with its own definition and considered as a special exception. New language is required for this use. Applicant/agent Public Works Dept. Vote was unanimous.

ITEM 5.3  
I N T E R P R E T E D  
MUNICIPAL LEAF  
COMPOSTING

On motion and second by Comms. Gadowski and Halibozek the Commission scheduled a public hearing on 5/27/92 to consider a proposed special exception to permit the conversion of an existing building from vacant to a law office located at 137 South Main Street. Applicant/agent Atty. Ralph Wilson SE92-6. Vote was unanimous.

ITEM 5.4  
SCHEDULED P.H.  
5/27/92 S.E.  
CONVERT EXISTING  
BUILDING TO LAW  
OFFICE RALPH  
WILSON 137 SOUTH  
MAIN ST

On motion and second by Comms. Shapiro and Halibozek the Commission scheduled a public hearing on 5/27/92 to consider a proposed special exception to permit retail services, retail sales, and office buildings in the floodplain located on the west side of East Main St. Applicant/agent Tony C. Fonda SE92-8. Vote was unanimous.

ITEM 5.5  
SCHEDULED P.H.  
5/27/92 S.E.  
RETAIL AND OFFICES  
WEST SIDE EAST  
MAIN ST

On motion and second by Comms. Gionfriddo and Robinson the Commission tabled a G.S. 8-24 Report to utilize a portion of the land owned by the City of Middletown in cooperation with the Water and Sewer Dept. to construct a new fire training tower and school located at 34 East Main Street. Applicant/agent Middletown Fire Dept. Vote was unanimous.

ITEM 5.6  
TABLED G.S 8-24  
REPORT FIRE  
TRAINING TOWER 34  
EAST MAIN ST

On motion and second by Comms. Shapiro and Gionfriddo the Commission scheduled a public hearing on 5/27/92 to consider a proposed special exception to permit a fire training tower and school in the floodplain located at 34 East Main Street. Applicant/agent City of Middletown Fire Department/Center for Engineering SE92-7. Vote was unanimous.

ITEM 5.7  
SCHEDULED P.H.  
5/27/92 S.E. FIRE  
TRAINING TOWER 34  
EAST MAIN ST

On motion and second by Comms. Shapiro and Gionfriddo the Commission scheduled a public hearing on 5/27/92 to consider a proposed Zoning Map amendment to rezone an area in the southeastern portion of the City in the vicinity of Aircraft Road adjacent to Pratt and Whitney from R-60 (Residential) to I-3 (Special Industrial). Proponent P & Z Comm. Z92-6. Vote was unanimous.

ITEM 5.8  
SCHEDULED P.H.  
5/27/92 ZONING MAP  
AMENDMENT AIRCRAFT  
RD FROM R-60 TO I-  
3

On motion and second by Comms. Gionfriddo and Halibozek the Commission scheduled a public hearing on 5/27/92 to consider a proposed Zoning Code text amendment to clarify Section 60.02.19 uses allowed in the Riverfront Recreation (RF) zone. Proponent P & Z Comm. Z92-7 Vote was unanimous.

ITEM 5.9  
SCHEDULED P.H.  
5/27/92 ZONING  
TEXT AMENDMENT  
CLARIFY SECTION  
6 0 . 0 2 . 1 9  
R I V E R F R O N T  
RECREATION

On motion and second by Comms. Shapiro and Halibozek the Commission scheduled a public

ITEM 5.10  
SCHEDULED P.H.

hearing on 5/27/92 to consider a proposed Zoning Code text amendments to Sections 37, Special Industrial zone (I-3), 61.05 Permitted Uses and 61.01.19 Manufacturing etc. Proponent P & Z Comm. Z92-8. Vote was unanimous.

5/27/92 ZONING  
C O D E T E X T  
AMENDMENT I-3  
PERMITTED USES

On motion and second by Comms. Gionfriddo and Shapiro the Commission tabled a request for a G.S. 8-24 report concerning the bonding of the renovation and expansion of Middletown High School. Applicant Common Council. Vote was unanimous.

ITEM 5.11  
TABLED G.S. 8-24  
REPORT BONDING  
MIDDLETOWN HIGH  
SCHOOL

There is a separate transcript of the public hearing portion of the meeting.

ITEM 6  
P.H. TRANSCRIPT

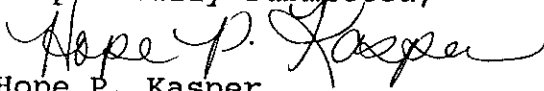
There was no discussion with the public concerning topics not on the agenda.

ITEM 7  
NO DISCUSSION WITH  
PUBLIC

The meeting adjourned at approximately 8:00 P.M.

ADJOURNMENT

Respectfully submitted,

  
Hope P. Kasper  
Administrative Secretary

Approved at the meeting of 5/27/92.