

Chm. Stephen T. Gionfriddo, Vice-Chm. Thomas Hutton, Jr.,
Steven J. Leinwand, William Pillarella, Rose Sbalcio;
alternates: Stephen Gadomski, Francis Patnaude

COMMISSION
MEMBERS
PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Sec'y Louis A.
Carta, Sebastian J. Passanesi; alternates: Gerard
Roccapriore, Richard Thompson; Dir. P.W. Salvatore Fazzino,
Ex-Officio

ABSENT
MEMBERS

Alternate Comm. Patnaude acted for absent Comm. Carta.
Alternate Comm. Gadomski acted for absent Comm. Passanesi.
Comm. Pillarella was designated Acting Secretary.

ACTING MEMBERS

Dir. George A. Reif, Nino Martucci, Planner, Dorothy Wilson,
Assistant Secretary

STAFF

Lucas Held, Reporter, Middletown Press; Phil Bauer, Engineer,
Public Works Dept.; and approximately 50 members of the
public.

OTHERS

There was a public hearing prior to the Regular Meeting. The
public hearing consisted of the following proposals: 1.
Proposed 7 lot subdivision located off Country Club Road.
Applicant/agent Number 8 Country Club Associates/Atty.
Giuliano; 2. Proposed 22 lot subdivision to be known as
Poplar Road Development Company/Atty. Borkowski; and 3.
Proposed special exception to permit 20 dwelling units
located at the corner of Randolph Road and South Main Street.
Applicant/agent Richard Munson/Atty. Borkowski. The public
hearing for each proposal was closed by the Chairman.

PUBLIC HEARING
5/14/86

On motion and second by Comms. Leinwand and Pillarella the
Commission approved the minutes of the 4/23/86 meeting. Vote
was unanimous.

APPROVED MINUTES
4/23/86

The Commission discussed the question raised concerning the
propriety of action taken at meeting of 4/9/86 regarding
final approval of Lot No. 1 of the Carl Pitruzzello
subdivision located on East Street. The unanimous opinion of
the Commission was that their original decision for final
approval remain unchanged.

DISCUSSION EAST
ST. C. PITRUZZEL
SUBDIVISION

On motion and second by Comms. Leinwand and Pillarella the
Commission granted a one year time limitation extension for a
special exception granted to Connecticut Valley Temple
Society. Applicant/agent Connecticut Valley Temple
Society/Atty. Koerner. Vote was unanimous.

EXTENDED S.E.
CONN. VALLEY TEM
SOCIETY

On motion and second by Comms. Leinwand and Pillarella the
Commission scheduled a public hearing on May 28, 1986 to
consider a proposed 3 lot subdivision located on Pine Street.
Applicant/agent Helen Giuffrida/T. F. Jackowiak. Vote was
unanimous.

SCHEDULED P.H.
5/28/86 SUBDIVIS
PINE STREET
HELEN GIUFFRIDA

On motion and second by Comms. Leinwand and Pillarella the Commission granted lot rearrangement in accordance with Section 14.02B located at the corner of 103 Birdsey Avenue and 35 Lake Street which is shown as lots 15 and 15A on the map. Applicant/agent Frederick A. & Olga Schmidt/Atty. Antin. Vote was unanimous.

GRANTED LOT RE-ARRANGEMENT LAKE ST. & BIRDSEY AVE F. & O. SCHMIDT

On motion and second by Comms. Leinwand and Sbalcio the Commission scheduled a public hearing on May 28, 1986 to consider a proposed 2 lot resubdivision located at 455 Butternut Street. Applicant/agent Debra L. Warren/T.F. Jackowiak. Vote was unanimous.

SCHEDULED P.H. 5/28/86 RESUB-DIVISION BUTTERNUT ST. D. WARREN

The Commission tabled a Zoning Code interpretation for use of a 50 foot lot pending a legal opinion from the City Attorney. Vote was unanimous. Comm. Pillarella disqualified himself.

INTERPRETATION 50 FOOT LOT J. VIRGADULA GROVE ST.

On motion and second by Comms. Leinwand and Gadowski the Commission scheduled a public hearing on May 28, 1986 to consider proposed amendments to the Zoning Regulations of the City of Middletown. A copy of the specific text is on file in the Office of the Town Clerk. Proponent P & Z Commission. Vote was unanimous.

SCHEDULED P.H. 5/28/86 ZONING CODE MODIFICATIONS

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on May 28, 1986 to consider proposed amendments to the Subdivision Regulations of the City of Middletown. A copy of the specific text is on file in the Office of the Town Clerk. Vote was unanimous.

SCHEDULED P.H. 5/28/86 SUBDIVISION REGULATIONS MODIFICATIONS

On motion and second by Comms. Leinwand and Pillarella the Commission tabled the rezoning of the former Fenner Complex area from I-1 zone to T.D zone. Vote was unanimous.

TABLED REZONING FENNER COMPLEX

On motion and second by Comms. Leinwand and Patnaude the Commission tabled an issue concerning open space ownership agreements for the Bysiewicz (Sylvan Run) subdivision located off East Street pending more information from the applicant. Vote was unanimous.

TABLED SYLVAN RUN OPEN SPACE ISSUE

On motion and second by Comms. Leinwand and Pillarella the Commission granted approval for a lot split and issuance of a building permit located at 269 Long Hill Road pending Health Dept. approval for a septic system. Applicant/agent R. Lincoln Keiser and Brian Fay/Atty. Dowley. Vote was unanimous.

GRANTED LOT SPLIT LONG HILL ROAD L. KEISER & B. FAY

On motion and second by Comms. Leinwand and Pillarella the Commission tabled a proposed 7 lot subdivision located off Country Club Road pending a report from the Inland Wetland's Agency. Vote was unanimous.

TABLED SUBDIVISION COUNTRY CLUB ROAD NO. 8 COUNTRY CLUB ASSOCIATES

On motion and second by Comms. Leinwand and Pillarella the Commission granted preliminary approval for a 22 lot subdivision to be known as Poplar Road Development located on the north side of Poplar Road with the following conditions:
a. Compliance with site line requirements of the Police

GRANTED PRELIMINARY APPROVAL 22 LOT SUBDIVISION POPLAR RD. POPLAR RD. DEVELOPMENT

Dept.; b. Establish an association of lot owners to assume responsibility of open space ownership; c. Compliance with Public Works Departmental requirements; and d. Compliance with Water/Sewer Departmental comments. Applicant/agent Poplar Road Development Company/Atty. Borkowski. Vote was unanimous.

The Commission tabled a proposed special exception to permit a condominium of 20 dwelling units located at the corner of Randolph Road and South Main Street pending a report from the Inland/Wetlands Agency. Vote was unanimous.

TABLED 20 DWEG.
UNITS COR. SOUTH
MAIN ST. & RANDOL
RD. RICHARD MUNSO

A report concerning the Fieldbrook soils was distributed to the Commission.

REPORT

Adjournment 9:30 P.M.

ADJOURNMENT

Approved at the Meeting of

Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,

Hope P. Kasper