

Chm. Stephen T. Gionfriddo, Vice-Chm. Thomas Hutton arrived at 7:24 P.M., Sec'y Louis A. Carta, Steven J. Leinwand, Sebastian J. Passanesi, Rose Sbalcio; alternates: Gerard Roccapriore, Richard Thompson; Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, William Pillarella; alternates: Stephen Gadowski, Francis Patnaude

ABSENT
MEMBERS

Alternate Comm. Roccapriore acted for Comm. Hutton until he arrived at 7:24 P.M. and at that time Alternate Comm. Roccapriore acted for absent Comm. Pillarella. Comm. Thompson acted for Comm. Pillarella until Comm. Hutton arrived at 7:24 P.M.

ACTING MEMBERS

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

STAFF

Lucas Held, Reporter, Middletown Press; and approximately 40 members of the public.

OTHERS

There was a public hearing prior to the Regular Meeting. Chm. Gionfriddo closed the public hearing on item No. 1 a proposed 3 lot subdivision located on Pine Street and item No. 2 a proposed 2 lot resubdivision located at 455 Butternut St. Chm. Gionfriddo continued the public hearing until the next meeting (June 11, 1986) on item 3 proposed amendments to the Zoning Regulations and item No. 4 proposed amendment to the Subdivision Regulations.

P.H. 5/28/86

Charles Harris requested that building should be stopped in areas where City water and sewer lines are not available. He felt since Durham has been troubled with private polluted wells that Middletown should be alerted and investigate those areas without City utilities prior to allowing any further development.

DISCUSSION WITH
PUBLIC

Jan Miller requested that the Commission resume working on the Plan of Development.

Ann Bickford requested that the Zoning Enforcement Officer attend all the Planning and Zoning meetings.

James Donady notified the Commission that the pre-blast survey required for the Valley Brook subdivision has not been completed.

On motion and second by Comms. Hutton and Leinwand the Commission approved the minutes of the May 14th, 1986 meeting. Vote was unanimous.

APPROVED MINUTES
5/14/86 MEETING

On motion and second by Comms. Leinwand and Passanesi the Commission affirmed the City attorney's opinion regarding use of a 50 foot lot. Vote was unanimous.

AFFIRMED CITY
ATTY. OPINION
50 FOOT LOT

On motion and second by Comms. Leinwand and Hutton the Commission scheduled a public hearing on 6/11/86 to consider rezoning of the former Fenner Complex area bordered by Sumner Brook, Hillside Ave. and Saybrook Road from I-1 (Service Industrial) to T.D. (Transitional Development). Map is on file in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous. (After the meeting was adjourned, Atty. Dowley submitted an application for a special exception to permit light industrial office space, forty outlet stores, and community shopping including a branch bank as shown on a master plan filed with the Commission located at East Main St. Applicant/agent Russell Square, Inc./Atty. Dowely.)

SCHEDULED P.H.
REZONING FORMER
FENNER COMPLEX
SCHEDULED P.H.
S.E. FENNER
COMPLEX

On motion and second by Comms. Hutton and Passanesi the Commission agreed to grant final approval for 4 lots facing East Street as depicted on a map entitled, "Phase I, Final Plan, Sylvan Run, Subdivision, Plan, Bysiewicz Resubdivision, dated 5/23/86", with the conditions that it meet departmental reviews and completion of documents needed for ownership responsibilities of the open space in the Sylvan Run subdivision. Applicant/agent Thaddeus P Bysiewicz/Atty. Thomasson. Vote was unanimous.

FINAL APPROVAL
4 LOTS EAST ST.
SYLVAN RUN SUB-
DIVISION - OFF
EAST ST.
T. BYSIEWICZ

On motion and second by Comms. Hutton and Leinwand the Commission tabled a proposed 7 lot subdivision located off Country Club Road pending a report from Inland/Wetlands. Applicant/agent Number 8 Country Club Associates/Atty. Giuliano. Vote was unanimous.

TABLED 7 LOT SUB-
DIVISION - COUNTRY
CLUB RD.
NO. 8 COUNTRY CLUB
ASSOCIATES

On motion and second by Comms. Leinwand and Carta the Commission tabled a proposed special exception to permit dwelling units located at the corner of Randolph Rd. and South Main St. pending a report from Inland/Wetlands. Applicant/agent Richard Munson/Atty. Borkowski. Vote was unanimous.

TABLED S.E.
RANDOLPH RD. &
SOUTH MAIN ST.
R. MUNSON

On motion and second by Comms. Leinwand and Hutton the Commission scheduled a public hearing on 6/11/86 to consider a proposed 6 lot subdivision located at the corner of Westfield St. and Camp St. Applicant/agent James B. and Anna Thaxter/Robert E. Coughlin, Jr. Vote was unanimous. The Commission requested a report from the Police Dept. and Public Works Dept. concerning the sight lines for lot 4. Vote was unanimous.

SCHEDULED P.H.
6 LOT SUBDIVISION
WESTFIELD ST. &
CAMP ST.
J. & A. THAXTER

On motion and second by Comms. Sbalcio and Roccapriore the Commission scheduled a public hearing on 6/11/86 to consider a proposed expansion of a non-conforming use to allow truck sales and service located at 66 Thomas St. Applicant/agent Richard W. Jukonski/T. F. Jackowiak. Vote was unanimous.

SCHEDULED P.H.
EXPANSION NON-
CONFORMING -
66 THOMAS ST
R. JUKONSKI

On motion and second by Comms. Leinwand and Carta the Commission scheduled a public hearing on 6/11/86 to consider

a proposed 2 lot resubdivision located at 48-50 Main Street. Applicant/agent John F. Reynolds III/Atty. Bengtson. Vote was unanimous. SCHEDULED P.H. RESUBDIVISION 48-50 MAIN ST. J. REYNOLDS

On motion and second by Comms. Carta and Roccapriore the Commission granted preliminary approved for a 3 lot subdivision as depicted on a map entitled, "Subdivision of the Property of Helen Giuffrida, dated 4/29/86", located on Pine Street with the condition that the City sanitary sewer be installed. Applicant/agent Helen Giuffrida/T. F. Jackowiak. Vote was unanimous. GRANTED PRELIMINARY APPROVAL 3 LOT SUB. PINE ST. HELEN GIUFFRIDA

On motion and second by Comms. Carta and Sbalcio the Commission granted approval for a 2 lot resubdivision as depicted on a map entitled, "Subdivision of the Property of Debra L. Warren, dated 5/1/86", located on Butternut St. Applicant/agent Debra L. Warren/T. F. Jackowiak. Vote was unanimous. GRANTED APPROVAL RESUBDIVISION 2 LOTS BUTTERNUT ST. D. WARREN

No reports

REPORTS

Adjournment 10:55 P.M.

ADJOURNMENT

Approved at the meeting of Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,


Hope P. Kasper