

Steven J. Leinwand, Chm.; Stephen T. Gionfriddo, Vice Chm.; Louis A. Carta, COMMISSION
Seb J. Passanesi, Emanuel A. Pattavina, Alternates: Sebastian J. Garafalo, MEMBERS
Paul H. Bixby, Vincent J. Loffredo PRESENT

Mayor Michael J. Cubeta, Jr. Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex- MEMBERS
Officio, Cos Giuffrida, Rose Sbalcio, Alternate: George L. Augustine ABSENT

Alternate Sebastian J. Garafalo acted for absent Comm. Cos Giuffrida. ACTING
Alternate Paul H. Bixby acted for absent Comm. Rose Sbalcio. Also Chm. MEMBERS
Leinwand acted as Secretary for absent Comm. Cos Giuffrida.

George A. Reif, Director, Althea Rinaldi, Hope Kasper STAFF

Robert Frank, Building Division; Lucas Held, reporter, Middletown Press; OTHERS
Rosemary Keogh, reporter, Hartford Courant; also 30 members of the
audience.

A Public Hearing was held prior to this meeting. There is a separate P.H. PRIOR
transcript of the Public Hearing. TO MEETING

Approved minutes of 5/26/82 on motion and second by Comms. Gionfriddo APPROVED 5/26/82
and Passanesi. Vote was unanimous. Commission also acknowledged receipt MINUTES
of pages 21 - 37 of the 4/14/82 Public Hearing transcript.

Tabled proposed subdivision of 7 lots off George Street on motion and TABLED PROPOSED
second by Comms. Pattavina and Passanesi. Applicant/agent Squires 7 LOT SUBDIVISION
Business Development, Inc., M.J. Leonard, owner. R-1 Zone. Vote was GEORGE ST.
unanimous. Last meeting for decision is 7/14/82. M. LEONARD S82-5

On motion and second by Comms. Gionfriddo and Garafalo, the Commission APPROVED LOT
approved lot certification for Applicant/agent David A. Bengtson, Atty. CERTIFICATION
representing Joann M. Ricci, 43 Old Mill Road, with stipulation that the 43 OLD MILL RD.
Public Works Department has no negative comments. Vote was unanimous. JOANN RICCI

Scheduled P.H. on 7/14/82 for a non-conforming use located at 71-A Silver SCHEDULED P.H.
Street on motion and second by Comms. Pattavina and Garafalo. Applicant/ 7/14/82, NON-
agent Maurice Leitzes wishes to convert the first floor of his building, CONFORMING USE
formerly a store, to 2 apartments. Vote was unanimous. M. LEITZES NC82-4
71A SILVER ST.

Scheduled P. H. on 7/14/82 for proposed 5 lot subdivision located on SCHEDULED P.H.
East Street for applicant/agent Middletown Bible Church, T. F. Jackowiak, 7/14/82, 5 LOT
on motion and second by Comms. Gionfriddo and Pattavina. Vote was unani- SUBDIV. EAST ST.
mous. MIDDLETOWN BIBLE
CHURCH S82-7

On motion and second by Comms. Pattavina and Garafalo, it was decided to APPROVED S.E.
waive the rules and take action on proposed Special Exception for Michael SCHOOL BUS PARKING
Beebe because of the time factor involved. Vote was unanimous. Approved REPAIRS, OFFICE
on motion and second by Comms. Gionfriddo and Pattavina, a Special Excep- CHESTNUT & EAST
tion for school bus parking, repairs and office in the TD Zone. Appli- MAIN STS.
cant/ agent Michael Beebe, located at Chestnut Street and East Main Street MICHAEL BEEBE
with the provisio that the Health Department and Inland Wetland Agency SE82-9
requirements are met. These requirements include adequate bathroom fa-
cilities, adequate and safe waste oil storage, and review by the Inland
Wetlands Agency. Vote was unanimous.

Chm. Leinwand suggested Dir. Reif draft a Section for the Zoning Code pertaining to retail sales being permitted on the South Green only. SOUTH GREEN PROPOSAL

On motion and second by Comm. Pattavina and Comm. Garafalo, the Commission requested that Planning and Zoning Commission receive notification of any intended studies or reports, receive copies of interim studies and reports, and completed studies and reports. Vote was unanimous. STUDIES & REPORTS

The Commission acknowledged the report of the construction of a Vehicle Emission Inspection Station for the State of Conn., Department of Motor Vehicles, to be located on South Main Street or Route 17 in an I-2 zone. VEHICLE EMISSION INSPECTION STATION S.MAIN ST.

Chm. Leinwand requested a memo be prepared by Dir. Reif and Robert Frank, Zoning Enforcement Officer, stating what recourses the Planning and Zoning Commission has regarding Philip Armetta, landfill, located off Route 72. PHILIP ARMETTA LANDFILL ROUTE 72

Comm. Gionfriddo requested the Schwarzkoff subdivision located on Millbrook Road be included on the next Agenda.

The Commission discussed possibilities for amending the Zoning Code in regard to entertainment control.

No Reports

REPORTS

Adjournment 10:20 P.M.

ADJOURNMENT

Steven J. Leinwand, Acting Secretary
PLANNING & ZONING COMMISSION

Approved at the Meeting of _____