

MIDDLETOWN PLANNING AND ZONING COMMISSION REGULAR MEETING JUNE 9,  
1993, 7:00 P.M. PAGE 1 OF 4

Chw. W. Lee Osborne, Sebastian Passanesi,  
Anthony J. Vasiliou, Jennifer Alexander,  
Philip Halibozek, Stephen Gadomski

COMMISSION  
MEMBERS PRESENT

Vice-Chm. John Robinson, Sec'y Stephen  
Shapiro, Ann Loffredo, Sebastian Timbro, Anton  
A. Petras, Mayor Stephen T. Gionfriddo, Ex-  
Officio, Dir. P.W. Salvatore Fazzino, Ex-  
Officio

MEMBERS ABSENT

Alternate Comm. Philip Halibozek acted for  
absent Comm. John Robinson and Alternate Comm.  
Stephen Gadomski acted for absent Comm. Ann  
Loffredo. Comm. Vasiliou was designated  
Acting Secretary

ACTING MEMBER

William Warner, Planning Director

STAFF

Thomas Nigosanti, Chief Engineer Public Works  
Department, reporters from the Middletown  
Press and Hartford Courant and approximately  
25 members of the public.

OTHERS

On motion and second by Comm. Gadomski and  
Halibozek the Commission approved the minutes  
of the 5/26/93 meeting. Vote was unanimous.

ITEM 2  
A P P R O V E D  
MINUTES 5/26/93

The Commission acknowledged the ZEO sign  
report and the monthly report.

ITEM 3.1 & 3.2  
ZEO REPORTS

On motion and second by Comm. Gadomski and  
Halibozek the Commission tabled the proposed  
90 lot resubdivision to be known as The  
Meadows at Riverbend, Section III.  
Applicant/agent Tuttle Road Associates/Conklin  
& Soroka, Inc. S93-3. Vote was unanimous.  
Comms. Alexander and Passanesi were not  
qualified to vote.

ITEM 4.1  
TABLED THE  
MEADOWS AT  
RIVERBEND  
SECTION III

On motion and second by Comms. Gadomski and  
Halibozek the Commission tabled a proposed  
addition to the Plan of Development - Open  
Space. Proponent P & Z Comm. Vote was  
unanimous.

ITEM 4.2  
TABLED OPEN  
SPACE P.O.D.

On motion and second by Comms. Gadomski and  
Halibozek the Commission tabled a request for  
final approval of the Farmstead Estates  
Subdivision, Phase II. Applicant/agent Louis  
Aresco/Atty. Robert J. Bourne. Vote was  
unanimous.

ITEM 4.3  
T A B L E D  
F A R M S T E A D  
ESTATES FINAL  
APPROVAL

On motion and second by Comms. Gadomski and Halibozek the Commission gave an affirmative G.S. 8-24 Report regarding and easement to be granted to Connecticut Light and Power Company as part of the Van Buren Moody School project and gave an affirmative G.S. 8-24 report regarding the Crystal Lake project. Vote was unanimous. Applicant City Attorney

ITEM 5.1  
AFFIRMATIVE  
G.S. 8-24  
REPORTS CRYSTAL  
LAKE AND VAN  
BUREN MOODY  
SCHOOL

On motion and second by Comms. Gadomski and Halibozek the Commission tabled a request for a G.S. 8-24 Report regarding a proposed amendment to the North End CBD/Urban Renewal Plan. Applicant/agent Municipal Development Office. It was felt the Planning and Zoning subcommittee should review this information.

ITEM 5.2  
TABLED G.S. 8-  
24 REPORT  
NORTHEND

On motion and second by Comms. Halibozek and Gadomski the Commission voted to send this report to the City Attorney for a legal opinion. Vote was unanimous.

ITEM 5.2  
TABLED G.S. 8-  
24 REPORT  
NORTHEND

On motion and second by Comms. Gadomski and Halibozek the Commission gave an affirmative clarification of permitted uses under a previously approved special exception located at 861 Newfield Street. Applicant/agent Maurice Gagnon. Vote was unanimous. W. Warner briefly explained the proposal and discussion ensued regarding A-2 surveys. Morris Gagnon explained the proposal and restricted trucks to the back of the property.

ITEM 5.3  
AFFIRMATIVE  
CLARIFICATION  
861 NEWFIELD ST

There is a tape recording of the public hearing available in the Planning and Zoning office.

P H TAPE  
RECORDING

Raymond and Diane Karpinski explained their proposal for a two lot subdivision located at 755 Newfield Street in the R-15 zone. Applicant/agent Raymond M. Karpinski and Diane D. karpinski S93-7. William Warner overviewed the application. On motion and second by Comms. Halibozek and Gadomski the Commission closed the public hearing. On motion and second by Gadomski and Halibozek the Commission granted final approval for the two lot subdivision. Vote was unanimous.

ITEM 6.1  
APPROVED TWO  
LOT SUBDIVISION  
755 NEWFIELD ST

Chm. Lee Osborne and William Warner explained the proposal and purpose of the public hearing for a proposed Zoning text amendment to establish Section 33A, the B-3 Business Office/Limited Retail Zone and to amend Section 61, Business Zones, Industrial Zones and Other Non-Residential Zones Use Schedule. Proponent P & Z Comm. Comm. Alexander questioned consolidated parcels. Comm. Vasiliou questioned traffic impacts Kristina Kasper read a letter expressing concerns and submitted a letter and traffic studies into the record. Discussion ensued. E. Kalita raised concerns regarding text. Discussion took place with the Commission about lot frontage width, rezoning Highways, signage not tight enough, and consolidated parcels, economics and existing business zones and the CBD. Chm. Lee Osborne clarified his opinions. Earl Roberts raised concerns about downtown, the downtown manager and conflicting concerns.

ITEM 6.2  
ADOPTED B-3  
ZONE TEXT  
AMENDMENT

He encouraged tabling the proposal. Chw. Lee Osborne discussed the purpose of the public hearing and downtown. Earl Roberts responded. Anthony Vasiliou questioned creation of a zone verses application of the zone. Philip Redford raised concerns about creation of business zones, 150 foot lot width, title search surveys, and the relevance of them and relevant cases and buffer zones. Chw. Lee Osborne addressed the buffer issue and clarified. Philip Redford submitted letters from Vincent Amato and Kenneth Rich. On motion and second by Comms. Alexander and Halibozek the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Halibozek and Gadomski with an effective date of June 30, 1993 the Commission adopted the amendment. Discussion regarding adoption or table, Comm. Alexander questioned why not table. Comms. Gadomski and Halibozek supported the proposal. Vote was unanimous to adopt.

ITEM 6.2  
ADOPTED B-3  
ZONE TEXT  
AMENDMENT

There was no quorum to hear an application for a proposed Zoning Map amendment to rezone the lots on both the north and south side of Washington Street in the vicinity of the intersections of Old Mill Road, Boston Road, and Plaza Drive west of the Coginchaug River and east of Washington Plaza currently zoned R-15 and MX to B-3 Business Office/Limited Retail zone. Proponent P & Z Comm. Z93-8. Comm. Passanesi disqualified himself.

ITEM 6.3  
ZONING MAP  
AMENDMENT  
WASHINGTON  
STREET

There was no discussion with the public.

ITEM 7  
DISCUSSION WITH  
PUBLIC

The meeting adjourned at 8:58 P.M.

ADJOURNMENT

Respectfully submitted,

William Warner  
Planning Director

Approved at the meeting of \_\_\_\_\_.