

PLANNING AND ZONING COMMISSION REGULAR MEETING JUNE 10, 1992, 7:00 P.M.

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Chw. Ann Loffredo, Vice-Chm. Stephen T. Gionfriddo, Sec'y John Robinson, Sebastian Passanesi, Stephen P. Shapiro, Jennifer Alexander arrived at 7:05 P.M., Philip Halibozek, W. Lee Osborne, Sebastian Timbro

COMMISSION MEMBERS
PRESENT

Stephen Gadomski, Anthony J. Vasiliou, Mayor Sebastian Garafalo, Ex-Officio, Dir. P.W. Salvatore Fazzino, EX-Officio

MEMBERS ABSENT

Alternate Comm. Sebastian Timbro acted for absent Comm. Stephen Gadomski and Alternate Comm. Philip Halibozek acted for absent Comm. Anthony Vasiliou until Alternate Comm. Jennifer Alexander arrived at 7:05 P.M.

ACTING MEMBERS

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

STAFF

Reporters from the Hartford Courant and Middletown Press and approximately 50 members of the public.

OTHERS

On motion and second by Comms. Shapiro and Timbro the Commission approved the minutes of the May 27, 1992 meeting. Vote was unanimous.

ITEM 2.1
APPROVED MINUTES
5/27/92

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

ITEM 3.1 & 3.2
ZEO SIGN REPORT &
MONTHLY REPORT

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 4.1
TABLED SUBDIVISION
REGULATIONS

On motion and second by Comms. Timbro and Shapiro the Commission granted preliminary approval for a 9 lot subdivision located on the south side of Randolph Road across from Ryan Street as depicted on a map entitled, "Subdivision of Marjorie E. Ehn latest revision dated 5/26/92" with the condition that (a) it meet departmental requirements and (b) an access strip in the amount of 25 feet be provided to the Zimmerer property. A revised map is required.

Applicant/agent Marjorie E. Ehn S92-2. Vote was 5 to 1 with Chw. Ann Loffredo voting in opposition. Commission members voting on the application were as follows: Chw. Ann Loffredo, Vice-Chm. Stephen Gionfriddo, Stephen Shapiro, Sebastian Timbro, Jennifer Alexander, and W. Lee Osborne. Comms. Philip Halibozek and Sebastian Passanesi disqualified themselves.

ITEM 4.2
APPROVED 9 LOT
SUBDIVISION MARJORIE
E. EHN SUBDIVISION
RANDOLPH RD. & RYAN
ST.

On motion and second by Comms. Gionfriddo and Shapiro the Commission approved a special exception to permit retail service, retail sales, and office buildings in the floodplain in the T.D. zone located on the west side of East Main Street across from Super Stop and Shop with the condition it meet departmental requirements. Applicant/agent Tony C. Fonda SE92-8. Vote was unanimous. The Commission felt the proposal met all the requirements of a special exception as set forth in Section 44 of the Zoning Code. Commission members voting on the application were Ann Loffredo, Stephen Gionfriddo, Sebastian Passanesi, Stephen Shapiro, Jennifer Alexander, W. Lee Osborne, and Sebastian Timbro. Comms. John Robinson and Philip Halibozek disqualified themselves.

ITEM 4.3
APPROVED S.E. RETAIL
SALES & SERVICE
OFFICE BUILDINGS W/S
EAST MAIN STREET
TONY FONDA

On motion and second by Comms. Shapiro and Gionfriddo the Commission approved a request to release a cash deposit being held for the Blue Acres Subdivision located in the Wesleyan Hills P.R.D. to pay for landscaping improvements in the Wesleyan Hills P.R.D. Applicant/agent Wesleyan Hills Association and Hill Development Corp./Stephen A. Cacioli PRDI. Vote was unanimous.

ITEM 4.4
APPROVED CASH
DEPOSIT RELEASE BLUE
ACRES SUBDIVISION
PRD I

On motion and second by Comms. Gionfriddo and Shapiro the Commission tabled a request to release the cash deposit being held for the Hubbard Estates Subdivision Section VI, lots 54 through 63. Applicant/agent Larsen, St. John and Johnson/Atty. Frank St. John S87-60. Vote was unanimous.

ITEM 4.5
TABLED CASH RELEASE
HUBBARD ESTATES
SUBDIVISION SECTION
VI

On motion and second by Comms. Robinson and Gionfriddo the Commission tabled an amendment to lot lines in previously approved Russell Ridge Subdivision and the elimination of 1 lot. Applicant/agent Thaddeus Bysiewicz/Atty. Thomasson S91-9. Vote was unanimous.

ITEM 4.6
TABLED RUSSELL RIDGE
SUBDIVISION CHANGES

On motion and second by Comms. Gionfriddo and Timbro the Commission scheduled a public hearing on June 24, 1992 to consider a proposed special exception to convert an existing building from a lunch room to a check cashing service located at 283 East Main Street. Applicant/agent June Signorelli SE92-10. Vote was unanimous.

ITEM 5.1
SCHEDULED P.H.
6/24/92 S.E. CHECK
CASHING 283 EAST
MAIN ST.

On motion and second by Comms. Gionfriddo and Shapiro the Commission gave an affirmative G.S. 8-24 report regarding a permanent sewer easement in the Willow Hill Subdivision, Section 4. Applicant City Attorney

ITEM 5.2
AFFIRMATIVE G.S. 8-
24 REPORT SEWER
EASEMENT WILLOW HILL
SUBDIVISION

On motion and second by Comms. Shapiro and Gionfriddo the Commission scheduled a public hearing on 6/24/92 to consider a proposed 2 lot resubdivision of Lot No. 6, Orchard Hill Subdivision located off the east side of East Street near Orchard Hill Lane. Applicant/agent The Bysiewicz Corp./Atty. Dean Thomasson S92-9. Vote was unanimous.

ITEM 5.3
SCHEDULED P.H.
6/24/92 2 LOT
RESUBDIVISION LOT 6
ORCHARD HILL
SUBDIVISION

On motion and second by Comms. Shapiro and Gionfriddo the Commission scheduled a public hearing on 6/24/92 to consider a proposed 2 lot subdivision including a special exception to permit a rear lot located on the south side of Country Club Road west of Preston Ave. in an R-60 zone. Applicant/agent Bruce E. and Laura J. Wexler/Atty. William Howard S92-10. Vote was unanimous.

ITEM 5.4
SCHEDULED P.H.
6/24/92 2 LOT
SUBDIVISION S/S
COUNTRY CLUB RD.

There is a separate transcript of the public hearing.

ITEM 6
P.H. TRANSCRIPT

Carl Bolz of the Westfield Residents for Rational Development of Middletown, addressed the Commission with concerns of changes taking place at the Safeway site on Industrial Park Road which may be violations of the Zoning Code. Chw. Ann Loffredo suggested that Carl Bolz file a formal complaint with the Zoning Enforcement Officer to investigate the concern.

ITEM 7
DISCUSSION WITH
PUBLIC

Comm. Halibozek requested that staff research the possibility of limiting the time between submitting applications for special exception uses that are similar that had been denied. After discussion, the Commission on motion and second by Comms. Halibozek and Robinson voted to request a legal opinion from the City Attorney to determine whether or not the time between applications could be restricted when recently denied. Vote was unanimous.

On motion and second by Comms. Shapiro and Gionfriddo the Commission adjourned at approximately 9:25 P.M. Vote was unanimous.

ADJOURNMENT

Respectfully submitted,



Hope P. Kasper
Administrative Secretary

Approved at the meeting of 6/24/92.