

COMMISSION  
MEMBERS  
PRESENT

Chm. Stephen T. Gionfriddo, Vice-Chm. Thomas Hutton, Sec'y Louis Carta, Steven J. Leinwand arrived at 7:28 P.M., William Pillarella, Rose Sbalcio; alternates: Stephen Gadomski left at 7:25 P.M. and returned at 9:00 P.M., Francis Patnaude, Richard Thompson; Dir. P.W. Salvatore Fazzino, Ex-Officio

Mayor Sebastian J. Garafalo, Ex-Officio, Sebastian J. Passanesi; alternate Gerard Roccapiore MEMBERS  
ABSENT

Alternate Comm. Thompson acted for Comm. Leinwand until he arrived at 7:28 P.M. At that time Alternate Comm. Thompson acted for absent Comm. Passanesi. Alternate Comm. Gadomski acted for Comm. Passanesi from 7:00 P.M. to 7:25 P.M. Comm. Gadomski left at 7:25 P.M. and returned at 9:00 P.M. Alternate Comm. Patnaude replaced Alternate Comm. Gadomski when he left at 7:25 P.M. and Comm. Patnaude returned to an alternate position when Comm. Leinwand arrived at 7:28 P.M. Alternate Comm. Patnaude acted for Comm. Pillarella who disqualified himself on Item No. 1 of the the public hearing part of the meeting. 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 90 members of the public. OTHERS

There was a public hearing prior the Regular Meeting. The public hearing consisted of the following proposals: 1. Proposed 6 lot subdivision located at the corner of Westfield St. and Camp St. Applicant/agent James B. and Alma Thaxter/Robert E. Coughlin, Jr.; 2. 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; 3. Proposed 2 lot resubdivision located at 48-50 Main Street. Applicant/agent John F. Reynolds III/Atty. Bengtson; 4. Proposed 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). Propoent P & Z Comm.; 5. Proposed special exception to permit light industrial office space, forty outlet stores, and community shopping including branch bank as shown on a master plan filed with the Commission located at East Main St. Applicant/agent Russell Square, Inc./Atty. Dowley; 6. Continued proposed amendments to the Zoning Regulations of the City of Middletown. Proponent P & Z Comm.; and 7. Continued proposed amendments to the Subdivision Regulations of the City of Middletown. Proponent P & Z Comm. PUBLIC HEARING  
JUNE 11, 1986

At 9:55 P.M. Chairman Gionfriddo called a five minute recess. FIVE MINUTE  
RECESS

Charles Harris called to the Commission's attention that signs are being placed on utility poles. Chairman Gionfriddo stated that he would inform the Zoning Enforcement Officer. DISCUSSION WITH  
PUBLIC

On motion and second by Comms. Pillarella and Carta the Commission approved the minutes of the May 28, 1986 meeting. Vote was unanimous.

APPROVED  
MINUTES 5/28/86

On motion and second by Comms. Leinwand and Pillarella the Commission denied a 7 lot subdivision located off Country Club Road. Applicant/agent Number 8 Country Club Associates/Atty. Giuliano. Vote was unanimous. The Commission felt the subdivision would not work because of the present sewer conditions in the area.

DENIED 7 LOT  
SUBDIVISION OFF  
COUNTRY CLUB RD  
NO. 8 COUNTRY  
CLUB ASSOCIATES

On motion and second by Comms. Leinwand and Pillarella the Commission approved a special exception to permit 20 dwelling units located at the corner of Randolph Road and South Main Street. Applicant/agent Richard Munson/Atty. Borkowski. Vote was unanimous. The Commission felt the proposal was in compliance with Section 44 of the Zoning Code and the Plan of Development.

APPROVED S.E.  
20 DWELLING  
UNITS -COR.  
SOUTH MAIN ST.  
RANDOLPH RD.  
RICHARD MUNSON

On motion and second by Comms. Hutton and Pillarella the Commission scheduled a public hearing on 6/25/86 to consider (a) Requirement to create a neighborhood association for the ownership and responsibility of the open space in the Cedar Village P.R.D.; and (b) Proposed Phase III of the Cedar Village P.R.D. to be known as Cedar Ridge Townhouses, 80 dwelling units, located off Julia Terrace. The proposal deviates from the original P.R.D. scheme authorized in 1971. Applicant/agent Connecticut Properties Limited Partnership/Atty. Dowley. Vote was unanimous.

SCHEDULED P.H.  
6/25/86  
CEDAR VILLAGE  
PHASE III  
80 DWEG UNITS  
CONN. PROPERTIES  
LIMITED PARTNER-  
SHIP

On motion and second by Comms. Hutton and Sbalcio the Commission scheduled a public hearing on 6/25/86 to consider a proposed special exception (adaptive reuse) to permit the conversion of an existing residence to professional office located at 417 High Street. Applicant/agent Amy Bloom/Atty. Karpel. Vote was unanimous.

SCHEDULED P.H.  
6/25/86 S.E.  
CONVERSION TO  
PROFESSIONAL  
OFFICES - 417  
HIGH ST. - AMY  
BLOOM

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on 6/25/86 to consider a proposed 2 lot resubdivision located at the corner of Saybrook Road and Coe Avenue. Applicant/agent Carmelina Santostefano/T. F. Jackowiak. Vote was unanimous.

SCHEDULED P.H.  
6/25/86 2 LOT  
RESUBDIVISION  
COR. SAYBROOK RD  
& COE AVE. C.  
SANTOSTEFANO  
AGREED FINAL  
APPROVAL SECS.  
I AND II  
WOODLAND TERRACE  
SUBDIVISION  
K & F ASSOCIATES

On motion and second by Comms. Pillarella and Hutton the Commission agreed to grant final approval for Sections I and II of the Woodland Terrace subdivision as depicted on map entitled, "Woodland Terrace Subdivision, Property of K & F Associates, Inc., latest revision date 6/6/86", with the stipulation a contract be executed for completion of sidewalks, curbing, top coat on street, and a cash deposit to assure completion of unfinished work. Applicant/agent K & F Associates, Inc./Atty. Karpel. Vote was unanimous.

On motion and second by Comms. Hutton and Pillarella the Commission scheduled a public hearing on 6/25/86 to consider a proposed special exception to permit 29 multi-family

SCHEDULED P.H.  
6/25/86 S.E.  
29 DWELLING  
UNITS - 283

dwelling units located at 283 Cross Street. Applicant/agent Michael Interbartolo, Jr./Atty. Cartelli. Vote was unanimous.

CROSS ST.  
M. INTERBARTOLO

The Commission discussed zoning enforcement issues which included a letter from Bill Wamester regarding 144-146 Pearl Street, site inspection of the East Ridge Road subdivision, and use of a garage for a home occupation located at the home of Witney Withey, 1195 South Main Street. Chm. Gionfriddo stated he would contact the Zoning Enforcement Office and ask that he report to the Commission concerning the above issues.

ZONING ENFORCE-  
MENT ISSUES

On motion and second by Comms. Hutton and Patnaude the Commission approved expansion of a non-conforming use for truck sales and service located at 66 Thomas Street. Applicant/agent Richard W. Jukonski/T. F. Jackowiak. Vote was unanimous. Comm. Leinwand abstained from voting and Comm. Gadomski acted in his place.

APPROVED EX-  
PANSION NON-  
CONFORMING USE  
66 THOMAS ST.  
R. JUKONSKI

On motion and second by Comms. Hutton and Patnaude the Commission granted preliminary approval of a 6 lot subdivision as depicted on a map entitled, "Subdivision of Property of James B. & Alma B. Thaxter, latest revision date 6/12/86," with the condition the site be graded in accordance with map to assure better sight line and that the sanitary sewer be extended. Applicant/agent James B. and Alma Thaxter/Robert E. Coughlin, Jr. Vote was unanimous. Comm. Pillarella disqualified himself and Comm. Gadomski acted in his place. Comm. Leinwand abstained from voting and Comm. Patnaude acted in place. Subdivision is located at the corner of Westfield St. and Camp St.

PRELIMINARY  
APPROVAL 6 LOT  
SUBDIVISION  
COR. WESTFIELD  
ST. & CAMP ST.  
J. & A. THAXTER

On motion and second by Comms. Hutton and Patnaude the Commission granted preliminary approval for a 2 lot resubdivision with the conditions that a. map show the lot division, b. separate laterals for City water and City sanitary sewer be installed, and c. provide 13 parking spaces. Applicant/agent John F. Reynolds, III/Atty. Bengston. Vote was unanimous. Comm. Leinwand abstained from voting and Comm. Patnaude acted in his place. Subdivision is located at 48-50 Main Street.

PRELIMINARY  
APPROVAL 2 LOT  
RESUBDIVISION  
48-50 MAIN ST.  
J. REYNOLDS III

On motion and second by various Commissioners the Commission adopted Zoning Code amendment to the following sections: Section 54, Section 12.09.01, Section 12.08.02, Section 22.03, Section 22.04, Section 22.05, Section 32.03, Section 60.01.01, Section 60.01.02, Section 60.02.02, Section 60.02.16, Section 61.01.37A, Section 61.01.37B, Section 61.02.14, and Section 16.12.15. Copy of specific amendments are on file in the Office of the Town Clerk. Votes were unanimous. On motion and second by Comms. Leinwand and Sbalcio the effective date of the amendments was established as July 1, 1986. Vote was unanimous.

ADOPTED ZONING  
CODE AMENDMENTS  
VARIOUS  
SECTIONS

On motion and second by various Commissioners the Commission tabled the following Zoning Code amendments: Sections 40.04.05, 40.04.25, 40.04.23, and 44.08.27. Vote was unanimous. Section 21.05 was not discussed.

TABLED ZONING  
CODE AMENDMENTS  
VARIOUS  
SECTIONS

On motion and second by Comms. Leinwand and Hutton the Commission tabled the proposed rezoning of the former Fenner Complex area bordered by Sumner Brook, Hillside Ave. and Saybrook 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.

TABLED REZONING  
FORMER FENNER  
COMPLEX

On motion and second by Comms. Leinwand and Hutton the Commission tabled a proposed special exception to permit light industrial, office space, forty outlet stores, and community shopping including branch bank as shown on a master plan filed with the Commission located at East Main St. Applicant/agent Russell Square, Inc./Atty. Dowley. Vote was unanimous.

TABLED S.E.  
FORMER FENNER  
COMPLEX  
RUSSELL SQUARE,  
INC.

No Reports

REPORTS

Adjournment 11:00 P.M.

ADJOURNMENT

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

Minutes prepared by,

Hope P. Kasper