

Chw. Ann Loffredo, Vice Chm. John Robinson, Sec'y Stephen Gadomski, Robert Bourne, Philip Halibozek, Seb J. Passanesi, Stephen P. Shapiro, Jennifer Alexander, W. Lee Osborne	COMMISSION MEMBERS PRESENT
Mayor Paul Gionfriddo, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio, Frank Faraci, Jr., Stephen T. Gionfriddo	ABSENT MEMBERS
Dir. George A. Reif, William Warner, Planner, Hope P. Kasper, Administrative Secretary	STAFF
Reporters from the Middletown Press and WCNX and approximately 140 members of the public.	OTHERS
On motion and second by Comms. Bourne and Robinson the Commission approved the minutes of the 5/22/91 meeting. Vote was unanimous.	APPROVED MINUTES 5/22/91
The Chairwoman acknowledged that all the transcripts of the public hearings have been received by the Planning staff.	P.H. TRANSCRIPT 5/22/91
On motion and second by Comms. Robinson and Shapiro the Commission decided not to appeal the judgment in regard to the Lajewski vs Planning and Zoning Commission (Woodgate II) case. Vote was unanimous. Comm. Bourne disqualified himself and Comm. Osborne acted in his place.	WOODGATE II JUDGMENT
On motion and second by Comms. Robinson and Bourne the Commission voted to support the Midstate Regional Planning Agency mapping proposal to conduct a study of 1) the South Middletown Conservation Plan Sumner Brook Drainage Basin and 2) the Middletown Conservation Plan - Town wide study of critical areas. Vote was unanimous.	MIDSTATE REGIONAL PLANNING AGENCY MAPPING PROPOSAL
The Commission acknowledged the Zoning Enforcement Officer's sign report for their public hearing of 6/12/91 and the monthly report.	ZEO SIGN REPORT & MONTHLY REPORT
On motion and second by Comms. Robinson and Shapiro the Commission granted final approval of lot No. 2, Phase II of the Swanson Subdivision located on Ridgewood Road with the condition that no building permit be issued and the mylar map of the subdivision will not be recorded on the land records until the remaining work has been completed and approved by the Public Works Department. Applicant/agent P.J.S. Development Co. Inc. S89-24. Vote was unanimous.	GRANTED FINAL APPROVAL LOT 2 PHASE 2 SWANSON SUBDIVISION
After debating the request, the Commission on motion and second by Comms. Robinson and Halibozek denied a second request for a one year extension to the completion date shown in the contract for Delfavero Builders, Inc. located off Tuttle Road. Applicant/agent Atty. Frank St. John S86-15. Vote was 5 to 2. Commissioners voting in	DENIED SECOND EXTENSION FOR COMPLETION DELFAVERO SUBDIVISION

favor of denial were Robinson, Halibozek, Bourne,

Loffredo, and Passanesi. Commissioners voting in opposition of the denial were Gadomski and Shapiro. The Commission felt that if the extension was granted the time allowed to complete the subdivision would extend past the 5 year requirement described in the Connecticut General Statutes.

DENIED EX-
CHANGE OF
NON-CONFORMING
USE 82 BERLIN
ST. KOHEL
LUMBER CO.

On motion and second by Comms. Robinson and Passanesi the Commission denied an exchange of a non-conforming use to allow storage, cleaning and servicing busses on the Kogel Lumber Company site located at 82 Berlin Street. Applicant/agent Location Realty, Inc./Michael O'Brien NC80-5. Vote was 5 to 2. Commissioners voting in favor of the denial were Passanesi, Loffredo, Gadomski, Robinson, and Bourne. Commissioners voting in opposition of the denial were Halibozek and Shapiro. The Commission instructed staff to study the area of the Kogel Lumber Company and prepare a zone change for their consideration and discussion at their next meeting.

SCHEDULED P.H.
7/24/91
35 LOT SUB-
DIVISION
RUSSELL RIDGE
EAST & FLYNN
LANES

On motion and second by Comms. Robinson and Shapiro the Commission scheduled a public hearing on July 24, 1991 to consider a proposed 35 lot resubdivision to be known as Russell Ridge Subdivision located off East Street and Flynn Lane. Applicant/agent Thaddeus Bysiewicz/Atty. Dean Thomasson S91-9. Vote was unanimous.

SCHEDULED P.H.
6/26/91
2 LOT RESUB-
DIVISION
MINER ST.

On motion and second by Comms. Robinson and Halibozek the Commission scheduled a public hearing on June 26, 1991 to consider a proposed 2 lot resubdivision located on the south side of Miner Street. Applicant/agent Walter R. and Janet Manthay/T. F. Jackowiak S91-10. Vote was unanimous.

SCHEDULED P.H.
6/26/91 2 LOT
SUBDIVISION
200 EAST RIDGE
ROAD

On motion and second by Comms. Robinson and Shapiro the Commission scheduled a public hearing on June 26, 1991 to consider a proposed 2 lot subdivision including a special exception to modify the lot size in an RPZ zone located at 200 East Ridge Road. Applicant/agent Lorenzo R. and Natalia Fascaini/T. F. Jackowiak S91-8. Vote was unanimous.

SCHEDULED P.H.
6/26/91
ZONING CODE
TEXT AMENDMENT
BUSSES B-2
ZONE

On motion and second by Comms. Halibozek and Bourne the Commission scheduled a public hearing on June 26, 1991 to consider a proposed Zoning Code text amendment to add Section 61.02.24 and Section 44.03.35 to allow as a special exception, "Bus Parking, Maintenance and Repair" in the B-2 (General Business) zone. Applicant/agent James F. Ripper Z91-9. Vote was unanimous.

On motion and second by Comms. Shapiro and Halibozek the Commission scheduled a public hearing on June 26, 1991 to consider a proposed special exception to allow the adaptive reuse of a building located at 85 Broad Street from a residence to the Middlesex Hospital Thrift Shop. Applicant/agent Middlesex Hospital/T. F. Jackowiak SE91-10. Vote was unanimous.

SCHEDULED P.H.
6/26/91
S.E. ADAPTIVE
REUSE 85
BROAD ST.
MIDDLESEX
HOSPITAL THRIFT
SHOP
P.H. TRANSCRIPT


There is a separate transcript of the public hearing.

There was no discussion with the public.

DISCUSSION WITH
PUBLIC

On motion and second by Comms. Halibozek and Bourne the commission adjourned the meeting at 11:25 P.M. Vote was unanimous.

ADJOURNMENT

Respectfully Submitted,

Hope P. Kasper
Administrative Secretary

Approved at the meeting of 6/26/91.