

Chm. Stephen T. Gionfriddo, Sec'y Louis A. Carta, Steven J. Leinwand, Sebastian J. Passanesi, Rose Sbalcio, Alternate Stephen Gadomski; and Director of Public Works Sal Fazzino, Ex-Officio. COMMISSION MEMBERS PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Paul P. Parisi, Paul H. Bixby, Thomas E. Hutton, Jr. Thomas J. Serra and Cos Giuffrida MEMBERS ABSENT

Commissioner Gadomski acted for Commission Parisi who was absent ACTING MEMBER

Director George A. Reif, Hope Kasper and Bev Augustine. STAFF

Lucas Held, Reporter for the Middletown Press; Andy Cook, Reporter for WCNX radio station; Marty Kearns, Reporter for the Hartford Courant and approximately 50 members of the public. OTHERS

There is a separate transcript of the Public Hearing. P.H. 6/13/84

On motion and second by Comms. Leinwand and Passanesi, the Commission approved the minutes of the 5/23/84 meeting. Vote was unanimous. The Commission also acknowledged receipt of the May 23, 1984 transcript. APPROVED 5/23/84 MINUTES ACKNOWLEDGED TRANS. 5/23/84

Due to lack of a quorum the Commission did not act on the following three subdivision. 1. Brechlin subdivision, 2. Westfield Heights subdivision, and 3. Fredrickson subdivision. WESTFIELD ASSOCIATES

On motion and second by Comms. Leinwand and Gadomski, the Commission tabled a proposed Zoning Code text amendment concerning signs. Vote was unanimous. TABLED SIGN AMENDMENT Z84-4

On motion and second by Comms. Leinwand and Gadomski, the Commission granted preliminary approval of a 3 lot subdivision as depicted on map entitled "Preliminary subdivision plan for Carol and Ann Bonalsky, dated 3/16/84, revised 4/27/84", with the following stipulations: 1. Inland Wetland designation to be shown on map. 2. Approval from the Health Dept. 3. Placement of lot boundary markers. Applicant/agent Carol & Ann Bonalsky/L. W. Bonalsky. Vote was unanimous. GRANTED PREL. APPROVAL 3 LOTS CHAMBERLAIN HILL & BARTHLOMEW RDS. BONALSKY S84-12

On motion and second by Comms. Gadomski and Passanesi, the Commission scheduled a Public Hearing on 7/11/84 to consider a proposed Zoning Code text amendment to permit adaptive reuse for existing structures. Vote was unanimous. SCHEDULED P.H. 7/11/84 ZONING CODE AMENDMENT EXISTING STRUCTURES

On motion and second by Comms. Sbalcio and Passanesi, the Commission scheduled a Public Hearing on 7/11/84 to consider a proposed 5 lot subdivision located on George Street in an R-1 zone. Applicant/agent Marvin & Naomi Hoberman/Atty. S. J. Cartelli. Vote was unanimous. SCHEDULED P.H. 7/11/84 SUB. GEORGE ST. HOBERMAN S84-17

On motion and second by Comms. Leinwand and Gadomski, the Commission scheduled a Public Hearing on 7/11/84 to consider a proposed 3 lot subdivision located on Round Hill Road in an R-1 zone. Applicant Attilio and Teresa Augeri. Vote was unanimous. SCHEDULED P.H. 7/11/84 SUB. ROUND HILL RD. AUGERI

<p>On motion and second by Comms. Leinwand and Gadomski, the Commission scheduled a Public Hearing on 7/11/84 to consider a proposed text amendment to the Subdivision Regulations to include under d."Procedural Matters", Section 2A-b, "A cash deposit may be acceptable for the placement of pins and monuments." Vote was unanimous.</p>	<p>SCHEDULED P.H. 7/11/84 TEXT AMENDMENT SUB. REGS. - CASH DEPOSIT PINS &amp; MONUMENTS</p>
<p>On motion and second by Comms. Sbalcio and Leinwand, the Commission scheduled a Public Hearing on 7/11/84 to consider a proposed 5 lot subdivision located on Millbrook Rd., Randolph Rd., and East Ridge Rd. in an R-1 zone. Applicant/agent Gillis Liljedahl, Jr./Atty. Joseph Borkowski. Vote was unanimous.</p>	<p>SCHEDULED P.H. 7/11/84 USB. MILLBROOK, RANDOLPH, &amp; E. RIDGE RDS. LILJEDAHL</p>
<p>On motion and second by Comms. Leinwand and Gadomski, the Commission scheduled a Public Hearing on 7/11/84 to consider a proposed 3 lot subdivision located on Boston Rd. in an R-1 zone. Applicant/ agent C. Czaja/Atty Blum. Vote was unanimous.</p>	<p>S84-18 SCHEDULED P.H. 7/14/84 SUB. BOSTON RD. S84-19</p>
<p>On motion and scnd by Comms. Leinwand and Passanesi, the Commission voted to recommend rejection of the agreement with IBM to place an antenna on a City water tank off White Road and also notify the Common Council. Unanimous vote. (R-1 zone.) Antenna not permitted in the R-1 zone.</p>	<p>REJECTED ANTENNA ON WATER TANK WHITE RD. R-1 ZONE</p>
<p>On motion and second by Comms. Passanesi and Gadomski, the Commission scheduled a Public Hearing for 7/11/84 to consider a proposed subdivision of 7 lots located on Country Club Rd. in an R-1 zone. Applicant/agent Joseph P. Cannatelli, Jr./David Mylchreest. Vote was unanimous.</p>	<p>SCHEDULED P.H. 7/11/84 SUB. COUNTRY CLUB RI S84-16</p>
<p>On motion and second by Comms. Passanesi and Leinwand, the Commission scheduled a Public Hearing on 7/11/84 to consider a Special Exception to permit the addition of a gym and classrooms in an R-1 zone provided a complete application was received in the Commission's office. Vote was unanimous. Applicant/agent Fellowship Baptist Church/Essex Building Systems.</p>	<p>SCHEDULED P.H. 7/11/84 S.E. GYM &amp; CLASS- ROOMS, BROOKS RD. FELLOWSHIP BAPTIST CHURCH SE79-6</p>
<p>On motion and second by Comms. Carta and Sbalcio, the Commission scheduled a Public Hearing on 7/11/84 to consider a proposed special exception to permit a care/nursing home, Section 60.02.29, in an R-4 zone located on the corner of Boston Road and Washington Street. Applicant/agent Evergreen Realty/T. F. Jackowiak. Vote was unanimous. Comm. Passanesi disqualified himself. Complete application required.</p>	<p>SCHEDULED P.H. 7/11/84 S.E. CARE/NURSING HOME, BOSTON RD. &amp; WASHING TON ST. EVERGREEN REALTY</p>
<p>On motion and second by Comms. Leinwand and Sbalcio, the Commission tabled a request for reapproval of a rear lot located on East Street for H. Demerchant. Vote was unanimous.</p>	<p>TABLED REAP- PROVAL EAST ST. H. DEMERCHANT</p>
<p>On motion and second by Comms. Leinwand and Carta, the Commission approved a request for a banner across Main Street at the Armory Building. Applicant Schiff Vitamins Bicycle Tour of Champions/Mike Perkisn, Tour Director. Vote was unanimous.</p>	<p>APPROVED BANNER ACROSS MAIN ST.</p>

On motion and second by Comms. Leinwand and Sbalcio, the Commission approved a Special Exception to permit adaptive historic preservation reuse as offices at 190 Washington Street. Applicant/agent Theodore O. & Judith A. Bertz/Atty. Michael Dowley. Vote was unanimous.

APPROVED S.E.  
HISTORIC  
PRESERVATION  
190 WASHINGTON  
ST. SE84-7

On motion and second by Comms. Leinwand and Passanesi, the Commission approved rezoning of the Bickford Property located on the south side of Country Club Road from R-1 (Restricted Residence) to RR (Rural Residential). Map on file in the Town Clerk's office. Vote was unanimous. On motion and second by Comms. Sbalcio and Passanesi the effective date of the above rezoning is July 1, 1984. Vote was unanimous.

ZONING MAP  
AMENDMENT  
BICKFORD  
COUNTRY CLUB  
RD. Z84-6

No Reports

REPORTS

Adjournment 11:22 P.M.

ADJOURNMENT

Approved at the Meeting of \_\_\_\_\_

Louis A. Carta, Secretary  
Planning and Zoning Commission

Minutes prepared by,

  
Hope P. Kasper