

Chm. Stephen T. Gionfriddo, Vice-Chm. Thomas Hutton, Jr.,  
Sec'y Louis A. Carta, Steven J. Leinwand, Sebastian J.  
Passanesi, William Pillarella; alternates: Stephen  
Gadomski, Francis Patnaude, Gerard Roccapriore arrived at  
7:50 P.M., P.W. Dir. Salvatore Fazzino, Ex-Officio

COMMISSION  
MEMBERS  
PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Rose Sbalcio,  
alternate Richard Thompson

MEMBERS ABSENT

Alternate Comm. Gadomski acted for absent Comm. Sbalcio.

ACTING MEMBER

Dir. George A. Reif, Nino Martucci, Planner, Hope P. Kasper,  
Secretary, Dorothy Wilson, Assistant Secretary

STAFF

Lucas Held, Reporter, Middletown Press; James Monopoli,  
Zoning Enforcement Officer; Jackie Cutler, Reporter, Hartford  
Courant; and approximately 100 members of the public.

OTHERS

There was a public hearing prior to the Regular Meeting.  
Chairman Gionfriddo continued the public hearing on item 1  
which dealt with a proposed Phase III of the Cedar Village  
P.R.D. Applicant/agent Connecticut Properties Limited Part-  
nership/Atty. Dowley. Chairman Gionfriddo closed the public  
hearing on the following proposals: 2) Proposed special  
exception (adaptive reuse) to permit the conversion of an  
existing residence to professional office located at 417 High  
St. Applicant/agent Amy Bloom/Atty. Karpel; 3) Proposed 2  
lot resubdivision located at the corner of Saybrook Road and  
Coe Avenue. Applicant/agent Carmelina Santostefano/T.F.  
Jackowiak; 4) Proposed special exception to permit 29 multi-  
family dwelling units located at 283 Cross St. Applicant/a-  
gent Michael Interbartolo, Jr./Atty. Cartelli.

P.H. 6/25/86

On motion and second by Comms. Gadomski and Pillarella the  
Commission approved the minutes of the June 11, 1986 meeting.  
Vote was unanimous.

APPROVED MINUTES  
6/11/86

On motion and second by Comms. Leinwand and Hutton the  
Commission approved the rezoning of the former Fenner Complex  
area bordered by Sumner Brook, Hillside Ave. and Saybrook Rd.  
from I-1 (Service Industrial) to T.D. (Transitional Develop-  
ment). Revised map is filed in the Office of the Town  
Clerk. Vote was 5 to 2. Commissioners voting in favor of the  
change were Comms. Gionfriddo, Hutton, Carta, Leinwand, and  
Gadomski. Commissioners voting in opposition to the change  
were Comms. Pillarella and Patnaude. On motion and second by  
Comms. Leinwand and Gadomski the effective date of the zone  
change shall become effective July 15, 1986. Vote was 5 to  
2. Commissioners voting in favor were Comms. Gionfriddo,  
Hutton, Carta, Leinwand, and Gadomski. Commissioners voting  
in opposition were Comms. Pillarella and Patnaude. Proponent

APPROVED REZONING  
FORMER FENNER  
COMPLEX TO T.D.  
EFF. 7/15/86

P & Z Commission Comm. Gadomski had read the transcript and therefore was qualified to vote. Comm. Passanesi disqualified himself and Comm. Patnuade acted in his place.

On motion and second by Comms. Leinwand and Gadomski and amended motion by Comms. Carta and Hutton, the Commission approved a special exception in accordance with Master Plan entitled, "Russell Square, Cornu-Schaab Properties, Fenner American Property, Middletown, Conn., dated 5/27/86, Scale 1" equals 50'", filed with the Planning office and modified as follows to permit (a) 145,000 sq. ft. of light industrial, (b) 55,000 sq. ft. of office space, (c) 30,000 sq. ft. of commercial area limited to a list of retail businesses which is retained in the Planning office, and (d) 40,000 sq. ft. factory area which is limited to no more than 10 individual outlets. Applicant/agent Russell Square, Inc./Atty. Dowley. Vote was 5 to 2. Commissioners vote in favor of the proposal were Comms. Gionfriddo, Hutton, Carta, Leinwand, and Gadomski. Commissioners voting in opposition were Comms. Pillarella and Patnaude. The Commission felt this proposal was in compliance with Section 44 of the Zoning Code and the Plan of Development. Comm. Gadomski had read the transcript and therefore was qualified to vote. Comm. Passanesi disqualified himself and Comm. Patnaude acted in his place.

APPROVED S.E.  
FORMER FENNER  
COMPLEX  
RUSSELL SQUARE

On motion and second by Comms. Leinwand and Hutton the Commission tabled the proposed Zoning Code amendments. Proponent P & Z Comm. Vote was unanimous.

TABLED ZONING  
AMENDMENTS

On motion and second by Comms. Leinwand and Hutton the Commission tabled proposed Subdivision Regulations amendments. Proponent P & Z Comm. Vote was unanimous.

TABLED SUBDIVI-  
SION REGULA-  
TIONS AMENDMENTS

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on 7/9/86 to consider rezoning the present R-2 zone to a new Research, Development, and Technology (RDT) Zone between East Street and present I-2 Zone west of Newfield Street as shown on a map with text filed in the Town Clerk's Office. Proponent P & Z Commission. Vote was unanimous.

SCHEDULED P.H.  
7/9/86  
REZONING FROM  
R-2 TO RDT

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on 7/9/86 to consider establishing new Industrial Redevelopment Area (IRA) Zone and designate present I-1 Zone at area north of the Central Business District as an IRA Zone. Map and text filed in the Town Clerk's Office. Proponent P & Z Commission. Vote was unanimous.

SCHEDULED P.H.  
7/9/86  
ESTABLISH IRA  
ZONE

On motion and second by Comms. Leinwand and Pillarella the Commission approved a Resolution thanking Beverly Augustine for her contributions to the Commission while she worked with the Planning staff. Vote was unanimous.

BEVERLY AUGUSTINE  
RESOLUTION

On motion and second by Comms. Leinwand and Hutton the Commission gave an affirmative G.S. 8-24 Report for a parking lease. Vote was unanimous.

AFFIRMATIVE G.S.  
8-24 REPORT  
PARKING LEASE

On motion and second by Comms. Leinwand and Pillarella the Commission denied a special exception (adaptive reuse) to permit the conversion of an existing residence to professional office located at 417 High Strteet. Applicant/agent Amy Bloom/Aty. Karpel. Vote was unanimous. The Commission felt this proposal will change the character of the neighborhood. Comm. Hutton disqualified himself and Comm. Roccapriore acted in his place.

DENIED S.E.  
CONVERSION TO  
OFFICE 417 HIGH  
ST.  
AMY BLOOM

On motion and second by Comms. Leinwand and Pillarella the Commission approved a 2 lot resubdivision as depicted on a map entitled, "Resubdivision of the Property of Carmelina Santostefano, dated 6/2/86", located at the corner of Saybrook Road and Coe Avenue with the condition it meet departmental requirements. Applicant/agent Carmelina Santostefano/T. F. Jackowiak. Vote was unanimous.

APPROVED 2 LOT RE-  
SUBDIVISION  
SAYBROOK RD. &  
COE AVE.  
C. SANTOSTEFANO

On motion and second by Comms. Leinwand and Hutton the Commission approved a special exception to permit 29 multi-family dwelling units located at 283 Cross St. with the conditions (a) it meet departmental requirements and (b) that as many trees be retained as possible. Applicant/agent Michael Interbartolo, Jr./Atty. Cartelli. Vote was unanimous. The Commission felt this proposal was in compliance with Section 44 of the Zoning Code and the Plan of Development.

APPROVED S.E.  
29 MULTI-FAMILY  
DWELLINGS  
283 CROSS T.  
M. INTERBARTOLO

James Monopoli reviewed his monthly Zoning Enforcement Officer's Report with the Commission.

REPORTS

Adjournment 11:30 P.M.

ADJOURNMENT

Approved at the Meeting of

Louis A. Carta, Secretary  
Planning and Zoning Commission

Minutes prepared by,

Hope P. Kasper