

Chm. Stephen T. Gionfriddo, Vice-Chm. Cos Giuffrida, Sec'y Louis A. Carta, Steven J. Leinwand, Sebastian J. Passanesi, Rose Sbalcio, Alternates: Stephen Gadowski, Thomas E. Hutton, Jr., Richard Thompson

COMMISSION MEMBERS PRESENT

Dir. P.W. Salvatore Fazzino, Ex-Officio, Mayor Sebastian J. Garafalo, Ex-Officio, William Pillarella, Alternate Paul P. Parisi

ABSENT MEMBERS

Comm. Thompson acted for absent Comm. Pillarella. Comm. Gadowski acted for Comm. Carta who disqualified himself on item 2.5 on the Public Hearing agenda. Comm. Leinwand acted as Secretary.

ACTING MEMBERS

Dir. George A. Reif; Nino Martucci, Planner; Hope Kasper, Secretary

STAFF

Lucas Held, Reporter, Middletown Press, Jackie Cutler, Reporter, Hartford Courant and approximately 70 members of the public.

OTHERS

There was a Public Hearing prior to the Regular Meeting.

P.H. 6/26/85

On motion and second by Comms. Giuffrida and Passanesi the Commission approved the Minutes of the 6/12/85 and 6/18/85 meeting. Vote was unanimous.

APPROVED MINUTES 6/12/85 & 6/18/85

On motion and second by Comms. Giuffrida and Leinwand the Commission scheduled a Public Hearing on July 10, 1985 to consider proposed special exception to permit elderly group home located on Ridgewood Road and Congdon St. in an R-1 zone. Applicant/agent Lutheran Service Association of New England. Vote was unanimous.

SCHEDULED P.H. 7/10/85 S.E. RIDGEWOOD RD. & CONGDON ST. LUTHERAN SERVICE ASSOCIATION ADOPTED Z.C. TEXT AMENDMENT PARKING

On motion and second by Comms. Giuffrida and Sbalcio the Commission adopted a Zoning Code text amendment to add Section 16.21.04 Urban Core Living Unit - a dwelling unit located in the B-1 or T.D. zone; Section 40.04.18, (parking) one or no bedroom 1.25 spaces, two bedroom 1.5 spaces, three bedroom two spaces; Section 61.01.22B, Urban Core Living Units. Proponent P & Z Comm. Copy of text on file in Town Clerk's office. Vote was unanimous. On motion and second by Comms. Leinwand and Giuffrida the Commission adopted an effective date of July 15, 1985 for this text amendment. Vote was unanimous.

On motion and second by Comms. Giuffrida and Sbalcio the Commission approved a resubdivision on Stevens Lane and Lorelei Circle as depicted on a map entitled, "Subdivision of Property of Edmund E. Gayeski, dated 5/3/85" with the provision that sewer datum is corrected. Applicant/agent Edmund Gayeski/T. F. Jackowiak. Vote was unanimous.

APPROVED RESUBDIVISION STEVENS LANE & LORELEI CIRCLE GAYESKI

On motion and second by Comms. Leinwand and Giuffrida the Commission approved a special exception to permit adaptive reuse of a building for offices located on 955 South Main Street in an R-1 zone with the provision that the site plan include a wider entrance and delineate parking. P & Z staff must approve the new site plan. Vote was unanimous. Applicant Albert and Enza Cubeta.

APPROVED S.E. 955 S. MAIN ST. A. & E. CUBETA

On motion and second by Comms. Sbalcio and Giuffrida the Commission approved a 3 lot subdivision located on Congdon St. in an R-1 zone as depicted on a map entitled, "Survey Map property of Lawrence

APPROVED 3 LOT SUBDIVISION CONGDON ST. L. OTFINOSKI

Otfinoski, dated 6/5/85". Applicant/agent George Zenzie/Mutual Realtors. Vote was unanimous.

On motion and second by Comms. Leinwand and Giuffrida the Commission denied land division located on 21 George Street in an R-1 zone as it does not meet Section 21.08A of the Zoning Code. Applicant/agent Irene C. Merritt/T. F. Jackowiak. Vote was unanimous. DENIED 21 GEORGE ST I. MERRITT

The Commission scheduled a Special Meeting on 7/6/85 at 10:00 A.M. located at East Ridge Road for the purposes of observing the site. Applicant Louis A. Carta. 7/6/85 L. CARTA

The Subdivision Regulations will be available on July 1, 1985.

Letter has been sent by the staff City Attorney to Whitney Withey.

Adjournment 9:30 P.M.

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

Minutes prepared by,

Hope P. Kasper

REPORTS

ADJOURNMENT