

Chm. Stephen T. Gionfriddo, Sec'y Louis A. Carta, Steven J. Leinwand, William Pillarella, Rose Sbalcio; Alternates: Stephen Gadowski, Francis Patnaude, Richard Thompson

COMMISSION
MEMBERS
PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Vice-Chm. Thomas Hutton, Jr. Sebastian Passanesi; Alternate Gerard Roccapriore, Dir. P.W. Sal Fazzino, Ex-Officio

ABSENT
MEMBERS

Alternate Comm. Patnaude acted for Comm. absent Comm. Hutton.
Alternate Comm. Thompson acted for absent Comm. Passanesi.
Alternate Comm. Gadowski acted for Comm. Sbalcio until she arrived at 7:08 P.M.

ACTING MEMBERS

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

STAFF

Lucas Held, Reporter, Middletown Press; Phil Bauer, Engineer, Public Works Dept.; and approximately 100 members of the public.

OTHERS

There was a public hearing prior to the Regular Meeting. Chairman Gionfriddo closed the public hearing on Item 1 which was the continuation of Phase III of the Cedar Village P.R.D. Chairman Gionfriddo continued the public hearing until the July 23, 1986 on items 2 and 3 which consisted of proposals to rezone the present R-2 to a new Research, Development and Technology Zone between East Street and the present I-2 zone west of Newfield Street; and to establish a new Industrial Redevelopment Area Zone and designate present I-1 Zone at an area north of the Central Business District as an IRA Zone.

P.H. 7/9/86

On motion and second by Comms. Patnaude and Pillarella the Commission approved the minutes of the 6/25/86 meeting. Vote was unanimous.

APPROVED MINUTES
6/25/86

The Commission authorized issuance of building permits for four lots facing East Street in the Sylvan Run subdivision located off East Street. Applicant/agent Thaddeus P. Bysiewicz/Atty. Thomasson.

AUTHORIZED BUILDING
PERMITS - SYLVAN
RUN - 4 LOTS

On motion and second by Comms. Leinwand and Carta the Commission tabled the proposed Zoning Code amendments and the proposed Subdivision Regulations amendments. Vote was unanimous.

TABLED Z.C. AMEND-
MENTS & S.R. AMEND-
MENTS

On motion and second by Comms. Leinwand and Patnaude the Commission granted final approval of a 3 lot subdivision as depicted on a map entitled, "Chesky Subdivision, Middletown, Conn., latest revision date 1/16/86", located at 932 Saybrook Road with the stipulation that City water and sanitary sewer lines be connected. Applicant/agent Edward A. Chesky/John Luchs. Vote was unanimous.

FINAL APPROVAL 3
LOTS - SAYBROOK RD
CHESKY

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on 7/23/86 to consider

a proposed Zoning Code Text amendment to Section 61.03.02 - Insert after first sentence: "Dining facilities serving both food and alcoholic beverages shall be permitted in any office building housing any corporate headquarters or corporate branch office provided that the uses occupy a minimum of 500,000 square feet on a single parcel. Applicant/agent Aetna Life and Casualty Co./Killian and Hamilton. Vote was unanimous.

P.H. 7/23/86
ZONING TEXT AMEND-
MENT SECTION
61.03.02
AETNA LIFE &
CASUALTY

On motion and second by Comms. Sbalcio and Pillarella the Commission granted site plan approval in the Westlake P.R.D., Project 11, as depicted on a series of maps entitled, "Carriage Crossing, Middletown, Conn., dated June 27, 1986", with the condition that the site plan be amended to meet all departmental requirements. Applicant/agent Gary L. Cutsinger, Trustee/Atty. John Carta, Jr. Vote was 5 to 0. Commissioners Patnaude and Leinwand abstained from voting. Commissioners voting in favor of the proposal were Commissioners Gionfriddo, Pillarella, Carta, Sbalcio, and Thompson.

GRANTED SITE PLAN
APPROVAL WESTLAKE
P.R.D., PROJECT 11
CARRIAGE CROSSING
G. CUTSINGER

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on 7/23/86 to consider a proposed Zoning Map amendment to extend Transitional Development Zone (T.D.) to the parcel located at southeast corner of Silver Street and Wall Street. Applicant/agent The Connection, Inc./Peter Nucci. Map is on file in the Office of the Town Clerk. Vote was unanimous.

P.H. 7/23/86
ZONING MAP AMEND-
MENT EXTEND T.D.
ZONE SILVER ST.
THE CONNECTION, INC

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on 7/23/86 to consider a proposed special exception to permit the conversion of an existing building to a halfway house for mothers, their infants and children located at 26 Silver Street. Applicant/agent The Connection, Inc./Peter Nucci. Vote was unanimous.

P.H. 7/23/86 S.E.
HALFWAY HOUSE
26 SILVER ST.
THE CONNECTION, INC

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on 7/23/86 to consider a proposed special exception to permit a child care facility located at 264 George Street. Applicant/agent Milton and Jean Davis. Vote was unanimous.

P.H. 7/23/86 S.E.
CHILD CARE FACILITY
264 GEORGE ST.
M & J DAVIS

On motion and second by Comms. Leinwand and Pillarella the Commission interpreted Zoning Code Section 61.03.02 to allow installation of an incinerator located at 90 Industrial Park Road with the stipulation that under no circumstance shall hazardous waste be placed in the incinerator. Applicant/agent Regional Disposal Systems, Inc./Atty. Richard Adams. Vote was unanimous.

PERMITTED INSTALL-
ATION OF INCINERA-
TOR AT 90
INDUSTRIAL PARK RD.
REGIONAL DISPOSAL
SYSTEMS, INC.

On motion and second by Comms. Leinwand and Pillarella the Commission tabled a proposed Zoning Code text amendment regarding a change to facilitate converting old buildings into multi-living units. Proponent P & Z Comm. Vote was

TABLED Z.C. TEXT
AMENDMENT - CON-
VERSION OF OLD
BUILDINGS

unanimous.

On motion and second by Comms. Leinwand and Pillarella the Commission granted a three month extension for a natural resource extraction permit to Feldspar Corp. Applicant/agent The Feldspar Corp./Charles R. Wiseman. Vote was unanimous.

GRANTED EXTENSION
3 MONTH PERMIT
FELDSPAR CORP.

On motion and second by Comms. Leinwand and Thompson the Commission approved an addition to an existing building located at 524 South Main Street under Section 46.04, Land-Uses. Applicant/agent Middlesex Schools Federal Credit Union/Atty. Daniel Shapiro. Vote was unanimous.

APPROVED ADDITION
TO BUILDING
524 SOUTH MAIN ST.
MIDDLESEX SCHOOLS
FEDERAL CREDIT UNIO

On motion and second by Comms. Leinwand and Thompson the Commission granted approval for a building lot located on South Plumb Road with the stipulation that the improved South Plumb Road extend 25 feet beyond Public Works requirements along the southerly property line. Road must be built in accordance with Public Works standards. Applicant Alvin and Janet Rosenfeld. Vote was unanimous.

GRANTED BUILDING
LOT APPROVAL
SOUTH PLUMB RD.
A. & J. ROSENFELD

On motion and second by Comms. Leinwand and Sbalcio the Commission scheduled a public hearing on 7/23/86 to consider a proposed special exception to permit an office building located at South Main Street and Hunting Hill Avenue. Applicant/agent Andrew Wargo. Vote was unanimous.

P.H. 7/23/86
S.E. OFFICE BUILDING
SOUTH MAIN ST. &
HUNTING HILL AVE.
A. WARGO

On motion and second by Comms. Patnaude and Carta the Commission modified legal notice of 1/16/86 item No. 4 to read as follows: Agreed to modify date for completion, to 6/30/86, for Sections I, II, IIIA, and VI of Royal Oak Park Subdivision for items under contract with the following provisions: (a) as a condition for the continued issuance of building permits on sections IIIB, IV and V, Royal Oak Park Subdivision the Builder shall be in compliance with the other agreements entered into with the City for completion of improvements on Sections I, II, IIIA, and VI as amended to June 30, 1986 and (b) sidewalks on lots where houses have not been built in the above Sections at this time are to be installed after a house is completed and prior to the issuing of a Certificate of Occupancy. Applicant/agent P.H.S. Development/Atty. White. Vote was unanimous. Included in the same motion the Commission agreed as to lot No. 39, the completion date of installation of sidewalks and other improvements thereon shall be extended to a date being thirty (30) days subsequent to issuance of a Certificate of Occupancy for said lot. Applicant/agent P.H.S./Atty. John Shaw. Vote was unanimous.

MODIFIED LEGAL
NOTICE 1/16/86
ROYAL OAK PARK
P.H.S. DEVELOPERS

On motion and second by Comms. Thompson and Patnaude the Commission tabled a request for final approval of the East Ridge Road subdivision. Applicant Admar, Inc.

TABLED FINAL
APPROVAL EAST RIDGE
RD. SUBDIVISION
ADMAR, INC.

On motion and second by Comms. Leinwand and Thompson the Commission tabled a request for final approval for the Reynold's Main Street subdivision. Applicant/agent John Reynolds, III/Atty. Bengtson. Vote was unanimous.

TABLED FINAL
APPROVAL REYNOLDS
SUB. MAIN ST.

On motion and second by Comms. Leinwand and Patnaude to approve Phase III of Cedar Village, the Commission denied the proposal for Phase III of Cedar Village P.R.D. to be known as Cedar Ridge Townhouses located off Julia Terrace. Applicant/agent Connecticut Properties Limited Partnership/Atty. Dowley. Vote was unanimous. The Commission denied the proposal because they felt there was a significant change to the plan originally approved by the Commission. They felt the drainage in the northern section of the property was not resolved and the density and traffic flow to be generated on Julia Terrace would have had a significant impact on Julia Terrace since the proposal had only one entrance. The original proposal showed a loop road. Vote was 0 to 6. Alternate Comm. Patnaude acted for Comm. Passanesi who disqualified himself. Alternate Comm. Gadowski acted for Comm. Sbalcio who disqualified herself. Commissioners voting in opposition of the proposal were Comms. Gadowski, Carta, Gionfriddo, Leinwand, Patnaude, and Pillarella.

DENIED PHASE III
CEDAR VILLAGE
CONNECTICUT PRO-
PERTIES LIMITED
PARTNERSHIP

No Reports

REPORTS

Adjournment 11:10 P.M.

ADJOURNMENT

Approved at the Meeting of

Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,


Hope P. Kasper