

Chm. Stephen T. Gionfriddo., Vice-Chm. Cos Giuffrida.,
Secretary Louis A. Carta., Comm. Steven J. Leinwand.,
Comm. William A. Pillarella., and Comm. Rose Sbalcio.
Alternates: Thomas E. Hutton, Jr., and Richard Thompson.

P & Z COMMISSION
MEMBERS PRESENT

Comm. Sebastian J. Passanesi., Alternates: Stephen
Gadomski., and Paul P. Parisi., Ex-Officio Mayor
Sebastian J. Garafalo., and Ex-Officio Director of
Public Works Salvatore Fazzino.

MEMBERS ABSENT

Phil Bauer Public Works Department., Lucas Held Report-
er Middletown Press and approximately 80 people from
the public.

OTHERS

Dir. George Reif., Planner Nino Martucci., Secretary
Hope Kasper and Assistant Secretary Pamela Jones.

STAFF

Comm. Hutton acted for absent Comm. Passanesi.

ACTING MEMBER

There was a public hearing prior to the Regular Meeting.

P.H. 7/10/85

The Commission reviewed the Vigneri problem (two houses
on one building lot) which was brought to their atten-
tion by John Vigneri, owner of the land. Jan Miller
requested that the Commission rezone the southern section
of the town to allow for larger building lots. Katherine
Coley reported to the Commission a meeting of Your Neigh-
borhood Friends expressing their desire to recommend the
size of building lots.

DISCUSSION WITH
PUBLIC

On motion and second by Comms. Leinwand and Carta the
Commission approved the minutes of the meeting of June
26, 1985. Vote was unanimous.

APPROVED MINUTES
OF 6/26/85

On motion and second by Comms. Giuffrida and Pillarella
the Commission scheduled a public hearing for July 24,
1985 to consider proposed special exception to permit
change of use from residential to office building lo-
cated at 151 Broad Street. Applicant/agent Elaine F.
Bank and Andrea S. Fassler.

SCHEDULED P.H.
CHANGE FROM RES
TO OFFICE USE
151 BROAD STREET
BANK & FASSLER

On motion and second by Comms. Giuffrida and Pillarella
the Commission scheduled a public hearing for July 24,
1985 to consider a special exception to permit a 4-fami-
ly dwelling located at 21 Pearl Street. Applicant
Carl Pitruzzello. Vote was unanimous.

SCHEDULED P.H.
4-FAMILY DWELL
21 PEARL STREET
CARL PITRUZZELLO

On motion and second by Comms. Pillarella and Hutton
the Commission scheduled a public hearing for July 24,
1985 to consider a special exception to permit a 19
unit apartment building located at Stoneycrest Drive.
Applicant/agent Nick Fazzino/Atty. S. J. Cartelli.
Vote was unanimous.

SCHEDULED P.H.
19 UNIT APARTM
BUILDING. STON
CREST DRIVE
NICK FAZZINO.

On motion and second by Comms. Leinwand and Giuffrida the Commission scheduled a public hearing on July 24, 1985 to consider proposed special exception to permit adaptive reuse of Forge - South Main Street at Pameacha Avenue. Applicant/agent LWB Development Company Inc.,/Attorney Mike Dowley. Vote was unanimous.

SCHEDULED P.
ADAPTIVE REU
FORGE - SOUT
MAIN ST. LWB
DEVELOPMENT

On motion and second by Comms. Leinwand and Pillarella the Commission gave preliminary approval for a subdivision of land off East Ridge Road to applicant Louis Carta with the stipulation that the proposed 14 lots may be reduced if the area of a former pond is not drained, piped, filled and compacted in a manner fully acceptable to the Director Public Works and the Chief City Engineer who are to report their findings to the Planning and Zoning Commission. Commissioner Carta disqualified himself and Commissioner Thompson acted in his place. Vote was 7 to 0. Commissioners voting in favor were Gionfriddo, Giuffrida, Leinwand, Pillarella, Sbalcio, Hutton and Thompsom.

GRANTED PRE
APPROVAL 14
LOT SUB. EA
RIDGE ROAD
LOUIS CARTA

On motion and second by Comms. Leinwand and Giuffrida the Commission agreed to release of a letter of credit for Westlake Drive with the condition that (a) all monuments are set by a land surveyor, (b) that a mylar map showing 'as built' plan and street line data be submitted and (c) that a deed conveying ROW and right to drain be filled with the Town Clerk. Applicant/agent Mid-Conn Partnership. Vote was 7 to 0. Commissioners voting in favor were Gionfriddo, Giuffrida, Leinwand, Sbalcio, Pillarella, Hutton and Thompson. Comm. Thompson acted for Comm. Carta.

AGREED TO
RELEASE OF
CASH DEPOSIT
WESTLAKE DR
MID-CON PART

On motion and second by Comms. Pillarella and Giuffrida the Commission agreed to bring before the City Council a waiver of a City Ordinance regarding sidewalk material in the Wesleyan Hills PRD. Vote was 6 to 0. Comm. Thompson acted for Comm. Carta. Commissioners voting in favor were Gionfriddo, Giuffrida, Pillarella, Sbalcio, Hutton and Thompson.

SIDEWALK MA
IAL IN WEST
HILLS PRD

The Commission requested that the Zoning Code text amendment concerning buffers be included under old business for the meeting of July 24, 1985.

ZONING COD
TEXT AMEND
FOR BUFFER

The Commission discussed the proposed Plan of Development for year 2000 and requested that Director Reif provide them with maps showing land-use of today and land-use for year 2000.

PROPOSED P
OF DEVELOP

On motion and second by Commissioners Leinwand and Pillarella the Commission approved special exception to permit elderly group home project located on Ridgewood Road and Congdon Street in an R-1 zone. Applicant/agent Lutheran Service Association of New

APPROVED S.
ELDERLY GRO
HOME. RIDGE
RD. & CONDO
LUTHERAN SE

England, Inc. /Attorney S.J. Cartelli, Vote was unanimous. Commissioners voting in favor were Gionfriddo, Giuffrida, Leinwand, Pillarella, Sbalcio, Hutton, and Thompson. Comm. Thompson acted for Comm. Carta.

The Commission requested a written report from the Public Works Department regarding storm water near the Bysiewicz subdivision.

STORM WATER
BYSIEWICZ SUB.

The Commission requested that Planning and Zoning Staff meet with Public Works Staff and report to the Commission the status of projects with Security Deposits.

PROJECTS WITH
SECURITY DEPOS

The Commission closed the public hearing on proposed 14 lot subdivision on East Ridge Road and the special exception to permit elderly group home located on Ridgewood Road and Condgon Street.

CLOSED PUBLIC
HEARING

Commissioner Leinwand expressed his concern about the deportment of Carta while his application was pending approval. He was concerned about his actions on the site which resulted in public consternation and brought considerable adverse publicity against the Commission. He stated that Commissioner Carta should remedy these actions by using the ultimate means at his disposal to prevent any further actions against the Commission. Commissioner Pillarella reiterated Commissioner Leinwand concerns.

RAMIFICATION O
COMMISSIONER
CARTA ACTIONS

Adjournment 9:45 p.m.

ADJOURNMENT

Approved at Meeting of

Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,

Pamela Jones