

Chm. W. Lee Osborne, Sec'y Stephen Shapiro,  
Comm. Anthony Vasiliou, Comm. Ann Loffredo,  
Comm. Carl Bolz, Comm. Dominique Thorton,

COMMISSION  
MEMBERS  
PRESENT

Vice-Chm. John Robinson, Comm. Gerard Winzer,  
Comm. Stephen Gadomski, Comm. Francis Patnaude,  
Comm. Jennifer Alexander, Mayor Thomas J. Serra,  
Ex-Officio, Dir. P.W. Salvatore Fazzino,  
Ex-Officio

COMMISSION  
MEMBERS  
ABSENT

William Warner, Planning Director

STAFF

There were approximately twenty members of  
the public present.

PUBLIC

On motion and second by Comms. Stephen Shapiro  
and Ann Loffredo the Commission approved the  
minutes of 6\28\95. Vote was unanimous with  
Comm. Carl Bolz abstaining.

ITEM 2.1  
APPROVED MINUTES OF  
6\28\95 MEETING

The Commission acknowledged the ZEO Sign and  
Monthly Reports.

ITEM 3.1\3.2  
ACKNOWLEDGED  
ZEO SIGN AND  
MONTHLY REPORTS

William Warner explained and recommended the  
changes. A motion to accept the modifications  
was made by Comm. Stephen Shapiro and seconded  
by Comm. Anthony Vasiliou. Comm. Ann Loffredo  
is not pleased with the process. She feels a  
letter should be sent, then withdrew her  
request. The motion passed unanimously.  
Discussion ensued.

ITEM 3.3  
APPROVED  
MODIFICATIONS TO  
THE JEHOVAH'S  
WITNESSES KINGDOM  
HALL, CONGDON  
STREET EAST

The Commission moved the Executive Session to  
the end of the meeting. Vote was unanimous.

ITEM 3.4  
MOVED EXECUTIVE  
SESSION TO THE  
END OF THE MEETING

Profession Arthur Upgren discussed the street  
lighting. Comm. Anthony Vasiliou commented on  
what the City would like. Discussion ensued.  
The cost savings could be one-third of the  
lighting bill, approximately \$250,000 after  
three years. Safety is not compromised. Chm.  
W. Lee Osborne questioned height, intensity,  
standards, etc. Profession Upgren responded.  
Discussion ensued. Charles Harris commented on  
the lighting. Discussion ensued. Comm. Dominique  
Thorton agreed to bring the information and  
the topic up at the next Public Works Commission  
meeting.

ITEM 3.5  
DISCUSSION ON  
STREET LIGHTING

There was no Old Business.

ITEM 4

On motion and second by Comms. Ann Loffredo and Stephen Shapiro the Commission scheduled a public hearing date of July 26, 1995 for a proposed Zoning Code text amendment to modify Sections 61.02.31, 60.02.27 Golf Courses and 40.03.02 Surface. Vote was unanimous. Applicant\agent Mark H. Quattro Z95-15

ITEM 5.1  
SCHEDULED P.H.  
7/26/95 PROPOSED  
ZONING CODE TEXT  
AMENDMENT TO MODIFY  
SECTIONS 61.02.31,  
60.02.37, 40.03.02

On motion and second by Comms. Ann Loffredo and Stephen Shapiro the Commission scheduled a public hearing date of July 26, 1995 for a proposed ten lot subdivision located on the west side of Chamberlain Hill Road south of Lyceum Road to be known as Sumner Brook Estates. Vote was unanimous. Applicant\agent Miles Homes, Inc.\Bruce Belvin S95-9

ITEM 5.2  
SCHEDULED P.H.  
7/26/95 PROPOSED  
TEN LOT SUBDIVISION  
LOCATED ON THE WEST  
SIDE OF CHAMBERLAIN  
HILL ROAD TO BE  
KNOWN AS SUMNER  
BROOK ESTATES

There is a tape recording of the public hearing available in the Planning and Zoning Office.

ITEM 6  
P.H. TAPE  
RECORDING

Comm. Stephen Shapiro read the legal notice into the record. William Warner indicated that there was no quorum. On motion and second by Comms. Stephen Shapiro and Ann Loffredo the Commission moved a proposal to amend the Plan of Development to incorporate the Tri Town Lamentation Mountain Plan as a special study to the end of the agenda. Vote was unanimous. Proponent P & Z Dept.

ITEM 6.1  
MOVED A PROPOSAL  
TO AMEND THE PLAN  
OF DEVELOPMENT TO  
INCORPORATE THE  
TRI TOWN  
LAMENTATION  
MOUNTAIN PLAN TO  
THE END OF THE  
AGENDA

William Warner explained. Discussion ensued. No one from the public spoke. On motion and second by Comms. Ann Loffredo and Stephen Shapiro the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Stephen Shapiro and Ann Loffredo the Commission adopted an amendment to the Subdivision Regulations to address simultaneous road and building construction and fire alarm boxes with an effective date of August 1, 1995. Vote was unanimous. Proponent P & Z Dept.

ITEM 6.2  
ADOPTED AMENDMENT  
TO THE SUBDIVISION  
REGULATIONS TO  
ADDRESS SIMULTAN-  
EOUS ROAD AND  
BUILDING CONSTRUC-  
TION AND FIRE ALARM  
BOXES WITH AN  
EFFECTIVE DATE OF  
AUGUST 1, 1995

Paul Pierce explained the proposal, a request for a two lot subdivision. He displayed the

ITEM 6.3  
GRANTED FINAL

revised plan. Discussion ensued. No one from the public spoke. On motion and second by Comms. Ann Loffredo and Anthony Vasiliou the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Stephen Shapiro and Ann Loffredo the Commission granted final approval of a two lot subdivision located on Maromas Road across from Bear Hill Road with the condition that all departmental comments be addressed. Vote was unanimous. Applicant\agent Paul G. and Nancy P. Pierce S95-8

Vincent and Margaret Scarrozzo explained the proposal. Discussion regarding traffic lighting on Newfield Street ensued. Comm. Stephen Shapiro commented on the conversion to non industrial uses. He feels the use should be only on Saturdays and Sundays. Discussion ensued. On motion and second by Comms. Ann Loffredo and Anthony Vasiliou the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Stephen Shapiro and Ann Loffredo the Commission approved a Special Exception to convert an existing industrial building to a new use as an antique\ flea market at 60 Tuttle Road with the condition that:  
1) all departmental comments be addressed; 2) a revised site plan be submitted; and 3) the hours of operation will be on Saturdays and Sundays only. Vote was unanimous with Comm. Anthony Vasiliou opposed. Applicant\agent Vincent S. & Margaret R. Scarrozzo SE95-9

Toni Burkhart-Alves and Atty. Robert Curzan explained the proposal. Atty. Curzan reviewed the departmental comments and agreed to revise the site plan to meet the Public Works and the Police Department recommendations. Chm. W. Lee commented on tree cutting. Atty. Curzan responded. No one from the public spoke. On motion and second by Comms. Stephen Shapiro and Ann Loffredo the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Stephen Shapiro and Ann Loffredo the Commission approved a Special Exception to convert an existing single family dwelling to a first floor beauty salon with a second floor efficiency apartment at 10 West Silver Street with the condition that all departmental comments be addressed and that a revised site plan be submitted and approved by the Public Works

APPROVAL FOR A TWO LOT SUBDIVISION LOCATED ON MAROMAS ROAD ACROSS FROM BEAR HILL ROAD

ITEM 6.4  
APPROVED A SPECIAL EXCEPTION WITH CONDITIONS TO CONVERT AN EXISTING INDUSTRIAL BUILDING TO A NEW USE AS AN ANTIQUE\FLEA MARKET AT 60 TUTTLE ROAD

ITEM 6.5  
APPROVED A SPECIAL EXCEPTION WITH CONDITIONS TO CONVERT AN EXISTING SINGLE FAMILY DWELLING TO A FIRST FLOOR BEAUTY SALON WITH A SECOND FLOOR EFFICIENCY APARTMENT AT 10 WEST SILVER STREET

Department. Vote was unanimous. Applicant\agent  
Toni Burkhart-Alves\Atty. Robert Curzan SE95-10

William Warner explained the proposal and asked how to proceed. Lengthy discussion ensued regarding the process. From the public, Jeff Pierce commented and requested a five minute recess. Chm. W. Lee Osborne called a five minute recess. Comm. Anthony Vasiliou feels the departments should be asked to come and speak. Jeff Pierce commented on the legal notice, the Charter Revision proposal and requested notice. He commented at length regarding the process and the public policy regarding sewer and water extensions. Comm. Dominique Thorton commented on the Charter Revision public hearing.

Comm. Ann Loffredo left the meeting at 10:20 p.m. The Executive Session was not held due to lack of a quorum.

Due to lack of a quorum the Commission tabled a proposal to amend the Plan of Development to incorporate the Tri Town Lamentation Mountain Plan as a special study. Proponent P & Z Dept.

There was no discussion.

Adjournment was at 10:20 P.M.

Respectfully submitted,

William Warner  
Director of Planning

ITEM 6.6  
TABLED PROPOSAL TO  
ADOPT THE FUTURE  
LAND USE PLAN AS  
PART OF THE PLAN OF  
DEVELOPMENT

ITEM 3.4  
EXECUTIVE SESSION  
WAS NOT HELD

ITEM 6.1  
TABLED PROPOSAL TO  
AMEND THE PLAN OF  
DEVELOPMENT TO  
INCORPORATE THE TRI  
TOWN LAMENTATION  
MOUNTAIN PLAN AS A  
SPECIAL STUDY

ITEM 7  
DISCUSSION  
WITH PUBLIC

ITEM 8  
ADJOURNMENT