

Steven J. Leinwand, Chm.; Stephen T. Gionfriddo, Vice-Chm.; Cos Giuffrida, Sec'y; Louis A. Carta, Seb J. Passanesi, Emanuel A. Pattavina, Rose Sbalcio, Alternate: George Augustine	COMMISSION MEMBERS PRESENT
Mayor Michael J. Cubeta, Jr., Ex-Officio, Dir. P. W. Salvatore Fazzino, Ex-Officio, Alternates: Paul H. Bixby, Sebastian J. Garafalo, Vincent J. Loffredo	MEMBERS ABSENT
George A. Reif, Director; Althea Rinaldi, Hope Kasper, Beverly Augustine	STAFF
Lucas Held, Reporter, Middletown Press; Rosemary Keogh, Reporter, Hartford Courant; Joseph Tirone, WCNX; also 10 members of the audience.	OTHERS
John Giuliano requested that parking strips be painted on the Ferry St. parking lot. Chm. Leinwand suggested he discuss this matter with the Public Works Director as this is not a Planning and Zoning function. He also advised John Giuliano of the Citizens Advisory Committee's Public Hearing scheduled for July 21, 1982.	DISCUSSION WITH THE PUBLIC
The Commission acknowledged receipt of pages 38-48 of the 6/9/82 Public Hearing transcript. Approved minutes of the 6/23/82 meeting on motion and second by Comms. Giuffrida and Gionfriddo. Vote was unanimous.	APPROVED MINUTES 6/23/82
On motion and second by Comms. Gionfriddo and Carta, the Commission denied a special exception for an addition to a building for continued use as a cafe, including parking across the street in a TD zone, located on East Main Street. Applicant/agent T. F. Jackowiak, representing Lester Snaith, (Lester's Cafe). The Commission denied this application because it felt it would have adverse effects on the health and safety of residents in the area, tend to decrease property values, and would be detrimental to the use and possible development of adjacent properties of the general neighborhood. And further that the expanded use, based on testimony at the Public Hearing, would impair the movement of through traffic along the adjoining street through congestion and reduction of street capacities inspite of the proposal having provisions for new off-street parking areas. Vote was unanimous.	DENIED SPECIAL EXCEPTION EXPANSION OF CAFE EAST MAIN ST. LESTER SNAITH SE82-8
The Commission tabled the Schwarzkopf subdivision due to no representative being present at the meeting, on motion and second by Comms. Giuffrida and Passanesi. Vote was unanimous.	TABLED S81-10 K. SCHWARZKOPF APPROVED LOT
After brief discussion, Chm. Leinwand signed map to certify lot for Joann Ricci which was previously approved at the 6/9/82 meeting.	LOT CERTIFICATION JOANN RICCI
After discussion with Ronald Bish representing Genevieve Bish, the Commission on motion and second by Comms. Giuffrida and Sbalcio scheduled a Public Hearing on 8/11/82 to consider a zoning map amendment located on West Street from a R-2 to B-2. Vote was unanimous.	SCHEDULED P.H. 8/11/82 ZONING MAP AMEND. G. BISH, WEST ST. Z82-6
On motion and second by Comms. Giuffrida and Augustine, the Commission scheduled a Public Hearing on 8/11/82 for a proposed special exception to permit an insurance and real estate office located at 107 Grand St. in an R-3 zone for applicant/agent Sebastian L. Sbalcio. Vote was unanimous. Comm. Rose Sbalcio disqualified herself on this item, and Comm. Augustine acted in her place.	SCHEDULED P.H. 8/11/82, S.E. OFFICE 107 GRAND ST. S. SBALCIO SE82-11
A Public Hearing was held prior to this meeting. There is a separate transcript of the Public Hearing.	P.H. PRIOR TO MEETING

Reapproved a two lot arrangement, with minor correction, previously approved at the Commission's meeting of March 25, 1981 for Paul J. Logiudice located at the corner of Farm Hill and Shelly Roads, on motion and second by Comms. Gionfriddo and Giuffrida. Vote was unanimous.

REAPPROVED
TWO LOTS
FARM HILL RD. &
SHELLY RD.
P. LOGIUDICE
TABLED FINAL
APPROVAL
WILLOW HILL
SUBDIVISION
S82-5

On motion and second by Comms. Gionfriddo and Passanesi, the Commission tabled the final approval for Section 3 of the Willow Hill subdivision and also requested the City Attorney begin to draft an agreement to assure completion of the three unfinished items. The unfinished items are street surface, sidewalks, and curbs. Vote was unanimous.

Approved a two lot subdivision located on Country Club Road and Atkins Street for applicant/agent T. F. Jackowiak representing Dorothy Anderson, on motion and second by Comms. Passanesi and Giuffrida. Vote was unanimous.

APPROVED 2 LOT
SUBDIVISION
COUNTRY CLUB RD.
ATKINS ST.
S82-6

The Commission gave an affirmative G. S. 8-24 Report for Richard Brooks Industrial Park, involving possible acquisition of property to be located west of Middle Street between Boardman Lane and Bradley Street all in the I. T. Zone, on motion and second by Comms. Giuffrida and Passanesi. Vote was unanimous.

AFFIRMATIVE
G.S. 8-24
RICHARD BROOKS
INDUSTRIAL PARK
WEST OF MIDDLE ST

Comm. Pattavina moved to add commercial recreation and amusement land to the agenda and designate commercial recreation and amusement land as a special exception with required off-street parking. There was no second for this motion. This item was introduced at the Public Hearing.

COMMERCIAL
RECREATION
Z82-7

Comm. Giuffrida presented a report to the Commission regarding the Crele Construction Company's application submitted to the Inland Wetlands Agency. Comm. Giuffrida advised Crele Construction Company has hired an engineer to draw a plan showing the area that has been already filled. The Commission requested that the Planning and Zoning staff notify the Zoning Enforcement officer of a possible Site Plan Review violation by Crele Construction Company.

REPORTS

Adjournemnt 8:15 P.M.

ADJOURNMENT

Cos Giuffrida, Secretary
PLANNING AND ZONING COMMISSION

Approved at the Meeting of _____