

PLANNING AND ZONING COMMISSION REGULAR MEETING JULY 22, 1992, 7:00 P.M. Page 1 of 4

Chw. Ann Loffredo, Vice-Chm. Stephen T. Gionfriddo, Sec'y John Robinson, Sebastian Passanesi, Stephen Shapiro arrived at 7:25 P.M., Anthony Vasiliou arrived at 7:25 P.M., W. Lee Osborne, Sebastian Timbro

MEMBERS PRESENT

Stephen Gadomski, Jennifer Alexander, Philip Halibozek, Mayor Sebastian J. Garafalo, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

MEMBERS ABSENT

Alternate Comm. W. Lee Osborne acted for absent Comm. Stephen Gadomski and Alternate Comm. Sebastian Timbro acted for absent Comm. Anthony Vasiliou until he arrived at 7:25 P.M..

ACTING MEMBERS

William Warner, Planning Director

STAFF

Thomas Nigosanti, Chief Engineer and approximately 20 members of the public.

OTHERS

On motion as amended and second by Comms. Gionfriddo and Robinson the Commission approved the minutes of the July 8, 1992 meeting with the following change. Chw. Ann Loffredo did not disqualify herself on item 6.3 which was a two lot subdivision located at 817 Atkins Street. Vote was unanimous.

ITEM 2
APPROVED 7/8/92
MINUTES

The Commission acknowledged the Zoning Enforcement Officer's sign report.

ITEM 3
ZEO SIGN REPORT

On motion and second by Comm. Gionfriddo and Robinson the Commission tabled a proposal to amend the Subdivision Regulations of the City of Middletown. Proponent P & Z Comm. Vote was unanimous.

ITEM 4.1
SUBDIVISION
REGULATIONS

On motion and second by Comms. Gionfriddo and Robinson the Commission granted final approval to the lots fronting on Elizabeth Lane only, in the Lee Farms Estates Subdivision, located off Chamberlain and Chauncey Roads with the conditions that (a) a contract be executed between the developer and the City of Middletown to assure completion of unfinished work;

(b) a cash deposit in the amount of \$100,000 for items as outlined in the Public Works' memorandum of 6/22/92 and a cash deposit in the amount of \$15,000 for trees and restoration be submitted to the City of Middletown; and (c) satisfy Water and Sewer Department's requirements. Applicant/agent Vincenzo Verna/Atty. Loughlin S91-6 Vote was 6 to 0 with Alternate Comm. W. Lee Osborne abstaining.

ITEM 4.2
GRANTED FINAL
A P P R O V A L
ELIZABETH LANE
L E E F A R M
ESTATES

On motions and second by Comms. Gionfriddo and Robinson the Commission scheduled a public hearing on 8/12/92 an application to consider a proposed special exception to permit the conversion of an existing in-law apartment to a two family dwelling located on 209 Prospect Street. Applicant/agent Mario Vinci/Atty. Philip Karpel SE92-12. Vote was unanimous.

ITEM 5.1
SCHEDULED P.H.
8/12/92 S.E.
TWO FAMILY
DWELLING 209
PROSPECT ST

Atty. Philip Karpel asked the Commission to interpret the Zoning Code and explained the lease arrangements at 32 Miner Street which had been used for a child day care facility. Vice Chm. Stephen Gionfriddo felt the child day care was a more intense use than the adult day care.

ITEM 5.2
INTERPRETED
ZONING CODE TO
ALLOW ADULT DAY
CARE 32 MINER
ST

On motion and second by Comms. Gionfriddo and Robinson the Commission interpreted the Zoning Code regulations to allow adult day care at a site previously approved as a child day care located at 32 Miner Street. Applicant/agent Adult Day Care, Inc./Atty. Philip Karpel Z92-12 Chw. Ann Loffredo felt she could not support the motion because the Zoning Code specifically stated child care facility. Vote was 6 to 1. Chw. Ann Loffredo voted in opposition.

On motion and second by Comms. Gionfriddo and Robinson the Commission scheduled a public hearing on August 26, 1992 to consider a proposed Zoning Code text amendment to add under Section 16, Definitions, Section 16.01A, "Adult Care Facility", Section 44, Special Exceptions, Section 44.08.38, "Adult Care Facility" and Special Exception Uses Section 60.02, Section 60.02.36, "Adult Care Facility" allowable as a special exception in the RPZ, R-15, R-30, R-45, R-60, TD, M, MX, and R-1 zones. Proponent P & Z Comm. Vote was

ITEM 5.2
SCHEDULED P.H.
8/26/92
ZONING CODE
TEXT AMENDMENT
ADULT DAY CARE

unanimous.

On motion and second by Comms. Gionfriddo and Robinson the Commission accepted the withdrawal of a proposed special exception to permit a conversion from an existing child care facility to an adult care facility located at 32 Miner Street. Applicant/agent Adult Day Care, Inc./Atty. Philip Karpel SE92-13. Vote was unanimous.

ITEM 5.3
A C C E P T E D
WITHDRAWAL S.E.
ADULT DAY CARE
32 MINER ST

On motion and second by Comms. Gionfriddo and Robinson the Commission scheduled a public hearing on 8/26/92 to consider a proposed 2 lot subdivision including a special exception to allow a rear lot located on the east side of Higby Road near the Middlefield municipal boundary. Applicant/agent John Kolman S92-12. Vote was unanimous.

ITEM 5.4
SCHEDULED P.H.
8/26/92 S.E.
E/S HIGBY RD

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

P. H. T A P E
RECORDING

June Signorelli explained her proposal for a special exception to convert an existing building from a lunch room to a check cashing service located at 283 East Main Street. The Commission questioned Mrs. Signorelli regarding the proposal. Applicant/agent June Signorelli SE92-10. On motion and second by Comms. Shapiro and Timbro the Commission closed the public hearing. On motion and second by Comms. Robinson and Shapiro to approve the application to discuss concerns, the Commission unanimously denied the application. Comm. Shapiro stated he felt the application did not meet Sections 44.04.02 and 44.04.04 of the Zoning Code.

ITEM 6.1
DENIED CHECK
CASHING SERVICE
283 EAST MAIN
ST

Kim O'Rourke explained the proposal and answered several questions regarding the proposal. Two members of the public raised concerns. On motion and second by Comms. Gionfriddo and Shapiro the Commission continued the public hearing until the August 12, 1992 meeting for a proposed special exception to permit a leaf composting site located at 962 Brooks Road across from Maromas Road. Applicant/agent Dept. of Public Works/Kim O'Rourke SE92-11. Vote was unanimous.

ITEM 6.2
CONTINUED P.H.
8/12/92 S.E.
LEAF COMPOSTING
BROOKS ROAD

There was no discussion with the public.

DISCUSSION WITH
PUBLIC

Adjournment was at approximately 7:45 P.M.

ADJOURNMENT

Respectfully submitted,

William Warner
Planning Director

Approved at the meeting of 8/12/92.