

Chm. Stephen T. Gionfriddo, Vice-Chm. Thomas Hutton, Jr., Sec'y Louis A. Carta arrived at 7:20 P.M., Steven J. Leinwand, Sebastian J. Passanesi, William Pillarella, Alternates: Stephen Gadomski, Francis Patnaude, and Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Rose Sbalcio, Alternates: Gerard Roccapriore, Richard Thompson

ABSENT MEMBERS

Alternate Comm. Gadomski acted for Comm. Carta until he arrived at 7:20 P.M. At that time Comm. Gadomski acted for absent Comm. Sbalcio. Alternate Comm. Patnaude acted for absent Comm. Sbalcio until Comm. Carta arrived at 7:20 P.M. At that time Altnernate Comm. Patnaude resume his position as an Alternate. Comm. Pillarella was designated Acting Secretary until Comm. Carta arrived.

ACTING MEMBERS

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

STAFF

Lucas Held, Reporter, Middletown Press; James Monopoli, Zoning Enforcement Officer; and approximately 100 members of the public.

OTHERS

There was a public hearing prior to the Regular Meeting. Chm. Gionfriddo closed the public hearing on the following items: Rezoning from R-2 to RDT zone. Proponent P & Z Comm.; Rezoning from I-1 to IRA zone. Proponent P & Z Comm.; Zoning Code text amendment to Section 61.03.02. Applicant/agent Aetna Life and Casualty Co./Killian and Hamilton; Zoning Map amendment to extend Transitional Development Zone (T.D.) to the parcel located at southeast corner of Silver St. and Wall St. Applicant/agent The Connection, Inc./Peter Nucci; Special Exception to permit the conversion of an existing building to a halfway house for mothers, their infants and children. Applicant/agent The Connection, Inc./Peter Nucci; and Special Exception to permit an office building located at South Main St. and Hunting Hill Ave. Applicant/agent Andrew Wargo.

P.H. 7/23/86

On motion and second by Comms. Leinwand and Gadomski the Commission accepted the withdrawal of a proposed special exception to permit a child care facility located at 264 George Street. Applicant/agent Milton and Jean Davis. Vote was unanimous.

ACCEPTED WITHDRAW
AL S.E. CHILD
CARE FACILITY
264 GEORGE ST.
M. & J. DAVIS

The Chairman called a 10 minute recess at approximately 8:45 P.M.

10 MINUTE RECESS

Ann Loffredo requested that Commission consider adding to the Zoning Code a requirement that driveways be paved.

DISCUSSION
WITH PUBLIC

Edward Kalita requested a legal opinion regarding the placement of houses on Stevens Lane in the Valley Brook Village subdivision. Chm. Gionfriddo stated he was not going to request a legal opinion unless other Commission members

felt differently. Edward Kalita also requested that the Commission review their parking requirement for restaurants.

Jan Miller requested that Commission resume working on the Plan of Development.

On motion and second by Comms. Pillarella and Gadomski the Commission approved the minutes of 7/9/86 meeting. Vote was unanimous.

APPROVED
MINUTES 7/9/86

On motion and second by Comms. Leinwand and Pillarella the Commission adopted Zoning Code text amendment with modifications which apply to Section 44.08.27, Rear Lots. Proponent P & Z Comm. Copy of revised text is on file in the Office of the Town Clerk. Vote was unanimous. On motion and second by Comms. Leinwand and Pillarella the Commission established that the amendment becomes effective August 1, 1986. Vote was unanimous.

ADOPTED ZONING
CODE TEXT AMEND-
MENT REAR LOTS

On motion and second by various Commissioners the Commission adopted Subdivision Regulations amendments with modifications which apply to Sections 04.03 Subdivisions Fronting on and/or Connecting to Existing City Street, 04.03.01, Minimum Requirements, 04.04.03 Dead End Street, 05.07 Decisions On An Application, 05.10.01 Approval, 02.13 Street, and 04.02.01 Minimum Lot Dimensions. Proponent P & Z Comm. Copy of revised text is on file in the Office of the Town Clerk. Vote was unanimous. On motion and second by Comms. Leinwand and Hutton the Commission established that the amendment becomes effective August 1, 1986. Vote was unanimous.

ADOPTED SUBDIVI-
SION REGULATIONS
AMENDMENTS

The Commission scheduled a public hearing on August 13, 1986 to consider proposed amendments to the Zoning Code and Subdivision Regulations of the City of Middletown. Proposal is for a Designe^d Environmental Subdivision to allow greater freedom for the location of home sites. Copy of text changes is on file in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous.

SCHEDULED P.H.
8/13/86 DESIGNER
ENVIRONMENTAL
SUBDIVISION

The Commission requested that Dir. Reif write a proposal for a Zoning Code text amendment to facilitate converting old buildings into multi-living units and include on their agenda for the next meeting.

ZONING CODE TEXT
AMENDMENT CON-
VERTING OLD
BUILDINGS

On motion and second by Comms. Hutton and Gadomski to approve granting final approval for the New England Homes Sites subdivision located off East Ridge Road, the Commission denied the request. Vote was 4 to 3. Comm. Carta disqualified himself and Comm. Patnaude acted in his place. Commissioners voting in favor were Comms. Gionfriddo, Hutton, Gadomski and Patnaude. Commissioners voting in opposition were Comms. Pillarella, Leinwand, and Passanesi. Applicant/agent Admar, Inc./ Atty. Malcysnky.

DENIED FINAL
APPROVAL
NEW ENGLAND HOMES
SITES OFF EAST
RIDGE ROAD
ADMAR, INC.

On motion and second by Comms. Leinwand and Pillarella the

Commission granted final approval for a 2 lot resubdivision located at 48 - 50 Main Street with the condition the developer meet the requirements of the Water Pollution Control Authority as outlined on a memorandum dated 7/23/86. Applicant/agent John F. Reynolds. Vote was unanimous.

GRANTED FINAL
APPROVAL 48-50
MAIN ST.
J. REYNOLDS

On motion and second by Comms. Leinwand and Hutton the Commission gave an affirmative G. S. 8-24 Report regarding acceptance of a 20' strip of land on the westerly side of Westlake Drive from Smith Street to the Highlands. Applicant Public Works Dept. Vote was unanimous.

AFFIRMATIVE G.S.
8-24 REPORT
20' STRIP LAND
W/S WESTLAKE DR.
SMITH ST. TO
HIGHLANDS

On motion and second by Comms. Leinwand and Pillarella the Commission approved a lot division and special exception covers both parcels which was previously approved at the meeting of 1/22/86 located at Washington Street and Boston Road. Copy of map shall be filed in the Town Clerk's Office. Applicant/agent Evergreen Realty Assoc., Inc./Atty. Fasi. Vote was unanimous. Comm. Passanesi disqualified himself and Comm. Patnuade acted in his place.

APPROVED LOT
DIVISION
WASHINGTON ST. &
BOSTON RD.
EVERGREEN REALTY

On motion and second by Comms. Leinwand and Pillarella the Commission adopted Zoning Map and Zoning Code text amendment to rezone R-2 zone to a new Research, Development, and Technology Zone between East Street and the present I-2 zone west of Newfield Street with the north/south ridge line being the westerly boundary. Copy of map and text is on file in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous. On motion and second by Comms. Leinwand and Pillarella the Commission established the effective date of the changes as August 1, 1986. Vote was unanimous.

ADOPTED ZONING
MAP & TEXT
AMENDMENT
RDT ZONE

On motion and second by Comms. Pillarella and Gadomski the Commission adopted Zoning Map and Zoning Code text amendment to change the present I-1 Zone at an area north of the Central Business District to an Industrial Research Area (IRA) zone. Copy of map and text is on file in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous. On motion and second by Comms. Leinwand and Pillarella the Commission established the effective date of the changes as August 1, 1986. Vote was unanimous.

ADOPTED ZONING
MAP & TEXT
AMENDMENT
IRA ZONE

On motion and second by Comms. Hutton and Pillarella the Commission adopted Zoning Code text amendment to modify Section 61.03.02, Accessory Uses. Copy of text is on file in the Office of the Town Clerk. Applicant/agent Aetna Life and Casualty Co./Killian and Hamilton. Vote was unanimous. The effective date of the amendment was established by the Commission as being August 1, 1986.

ADOPTED ZONING
CODE TEXT
AMENDMENT
ACCESSORY USES
AETNA LIFE &
CASUALTY CO.

On motion and second by Comms. Leinwand and Pillarella the Commission approved a special exception to permit an office building located at South Main Street and Hunting Hill Avenue with the conditions that a revised site plan be submitted to implement Public Work's comments and the curb cuts be located

APPROVED S.E.
OFFICE BUILDING
SOUTH MAIN ST. &
HUNTING HILL AVE.
A. WARGO

on Hunting Hill Avenue. Applicant/agent Andrew Wargo. Vote was unanimous. The Commission felt the proposal was in compliance with Section 44 of the Zoning Code and the Plan of Development.

On motion and second by Comms. Pillarella and Carta the Commission granted driveway location on Coe Avenue for a subdivision previously approved on 6/25/86 located at the corner of Saybrook Road and Coe Avenue. Applicant/agent Carmelina Santostefano/T.F. Jackowiak. Vote was unanimous.

GRANTED DRIVEWAY
LOCATION COE AVE.
C. SANTOSTEFANO

On motion and second by Comms. Leinwand and Pillarella the Commission accepted a delay of an application for a proposed vertical expansion of the Newfield Street bulky waste site. Applicant/agent Regional Transfer System, Inc./Atty. Richard Adams. Vote was unanimous.

ACCEPTED DELAY
PROPOSED VERTICAL
EXPANSION BULKY
WASTE SITE
NEWFIELD ST.

No Reports

REPORTS

Adjournment 11:00 P.M.

ADJOURNMENT

Approved at the Meeting of _____
Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,

Hope P. Kasper