

Chm. W. Lee Osborne, V-Chm. Philip Halibozek, Comm. Ann Loffredo, Comm. Anthony J. Vasiliou, Comm. Jennifer Alexander, Comm. Francis Patnaude, Comm. Gerard Winzer	COMMISSION MEMBERS PRESENT
Sec'y Stephen Shapiro, Comm. Sebastian Passanesi, Comm. John Robinson, Comm. Stephen Gadowski, Mayor Thomas J. Serra, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio	COMMISSION MEMBERS ABSENT
William Warner, Planning Director	STAFF
There were approximately seventy-five members of the public present.	PUBLIC
On motion and second by Comms. Ann Loffredo and Gerard Winzer the Commission approved the minutes of the July 27, 1994 meeting. Vote was unanimous.	ITEM 2.1 APPROVED MINUTES 7\27\94
The Commission acknowledged the ZEO Sign Report.	ITEM 3.1 ACKNOWLEDGED ZEO SIGN REPORT
The Commission acknowledged the ZEO Monthly Report.	ITEM 3.2 ACKNOWLEDGED ZEO MONTHLY REPORT
William Warner and Douglas Manz explained the Sidewalk Plan and the procedures used. Lengthy discussion ensued. Workshops were proposed for the next meeting at 6:00 p.m. The press should be notified of the workshop so that the public will know it is happening.	ITEM 3.3 DISCUSSION SIDEWALK PLAN
On motion and second by Comms. Ann Loffredo and Philip Halibozek the Commission denied a request for partial release of the cash deposit being held for Farmstead Estates Subdivision. Vote was unanimous. Applicant\agent Louis Aresco S89-4	ITEM 4.1 DENIED REQUEST FOR PARTIAL RELEASE OF CASH DEPOSIT FARMSTEAD ESTATES
On motion and second by Comms. Ann Loffredo and Gerard Winzer the Commission denied a request for partial release of the cash deposit being held for Oakridge Estates Subdivision. Vote was unanimous with Chm. W. Lee Osborne abstaining. Applicant\agent Stephen Realty & Development, Inc.\Kathleen D. Swingle S86-2	ITEM 4.2 DENIED REQUEST FOR PARTIAL RELEASE OF CASH DEPOSIT OAKRIDGE ESTATES

On motion and second by Comms. Ann Loffredo and Philip Halibozek the Commission granted a request for extension of a previously granted special exception for Camden Pines, 565 Newfield Street with the condition that the hazardous tree in the lot be removed and the finished course landscaping and striping be completed around all completed units. Vote was unanimous. Applicant\agent Forest Middletown Development Corp.\Keith S. Mahler, President SE87-16

ITEM 4.3  
GRANTED REQUEST  
FOR EXTENSION OF  
SPECIAL EXCEPTION  
CAMDEN PINES  
565 NEWFIELD STREET

On motion and second by Comms. Ann Loffredo and Philip Halibozek the Commission confirmed the August 15, 1994 effective date for adopted Zoning Code text changes: Add Section 61.02.29, Section 61.01.28A, Section 61.01.51, Section 61.01.52, Section 61.01.53, Section 61.02.30, eliminate Section 61.01.15 and Section 61.02.08, and modify Section 61.01.39 and Section 61.05. Vote was unanimous. Applicant\agent Economic Development Team Z94-5, Z94-6

ITEM 4.4  
CONFIRMED 8\15\94  
EFFECTIVE DATE  
ADOPTED ZONING  
CODE CHANGES

Comm. Philip Halibozek did not support the change. He felt that the time is not right for this change and referenced traffic concerns. Comm. Ann Loffredo was not in support and felt that a majority of the owners were not cooperating. She referenced many concerns. Comm. Anthony J. Vasiliou entered an analytical analysis based on local regulations and statutes. He was not in support and referenced Purposes Section 71 Chapter 126. He discussed his opposition at length. Comm. Jennifer Alexander felt that the B-3 zone belongs somewhere but not at this location. She felt the traffic was the major issue, not the impact on surrounding property. Comm. Francis Patnaude felt that the zoning isn't correct now. Washington Street is already a problem and this change will not materially increase the problem. He felt that the zone should be changed and indicated many reasons why the change should occur. Comm. Gerard Winzer was also in opposition. Chm. W. Lee Osborne was a strong proponent of the zone change. He felt the restraints should be taken out of the B-3 zone. The highest and best use is commercial, if good for residential area would be developed, not appropriate for day care. He will vote in favor. A motion to approve was made by Comm. Philip Halibozek and seconded by Comm. Francis Patnaude. Lengthy discussion ensued. Chm. W. Lee Osborne and Comm. Francis Patnaude voted in

ITEM 4.5  
DENIED ZONING MAP  
AMENDMENT NORTH AND  
SOUTH SIDE OF  
WASHINGTON STREET  
R-15 AND MX TO  
B-3 ZONE

favor of the motion. Comms. Jennifer Alexander, Ann Loffredo, Anthony J. Vasiliou, Philip Halibozek, and Gerard Winzer voted in opposition. The application was denied. Proponent P & Z Comm. Z94-10

On motion and second by Comms. Ann Loffredo and Gerard Winzer the Commission scheduled a public date of August 24, 1994 for a proposed two lot subdivision with a special exception for a rear lot at 1683 Country Club Road. Applicant\agent Nancy Kiniry S94-8

ITEM 5.1  
SCHEDULED P.H.  
PROPOSED TWO LOT  
SUBDIVISION WITH  
A REAR LOT AT  
1683 COUNTRY CLUB  
ROAD

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

ITEM 6  
P.H. TAPE  
RECORDING

Robert Fusari discussed the Water and Sewer comments and referenced the Water and Sewer letter. Chm. W. Lee Osborne questioned the applicant regarding the Water and Sewer comments. Robert Fusari responded. Comm. Francis Patnaude asked if the subdivision was approved with wells. Robert Fusari indicated he will work with the City to see if water is ever made available. Comm. Anthony J. Vasiliou asked for specifics. Robert Fusari responded and referenced the colored plans. Discussion ensued. Comm. Anthony J. Vasiliou questioned staff. Staff responded. Comm. Philip Halibozek questioned staff. Staff responded. Chm. W. Lee Osborne clarified. Comm. Anthony J. Vasiliou felt the applicant should come back. Comm. Ann Loffredo questioned the 26 foot road and reviewed the Public Works staff comments. Robert Fusari responded. He agreed to increase the setbacks for the houses in exchange for the 26 foot road. Discussion ensued regarding intersection alignment and the Public Works comments. Comm. Jennifer Alexander questioned the sidewalks. She felt they should be required in Old Farms East. Discussion ensued. William Warner indicated that no waivers are required. Comm. Anthony J. Vasiliou felt that sidewalks should be required on the Old Farms East cul-de-sac. Comm. Ann Loffredo questioned the home designs. From the public, Carl Bolz raised questions about the width of the roads and the sidewalks. Sidewalks around the green do not make sense. If public safety is not a problem with the road widths, then there is no problem.

ITEM 6.1  
GRANTED REAPPROVAL  
OLD FARMS  
SUBDIVISION  
ATKINS STREET

Comm. Anthony J. Vasiliou questioned the green. On motion and second by Comms. Philip Halibozek and Gerard Winzer the Commission closed the public hearing. Comm. Ann Loffredo summarized the concerns about sidewalks on Old Farms East, a setback minimum of 35 feet on Old Farms East, and "No Parking" signs be placed around the green. On motion and second by Comms. Ann Loffredo and Francis Patnaude the Commission granted approval with the condition that sidewalks be required at Old Farms East, that there be a setback minimum of 35 feet on Old Farms East and that "No Parking" signs be placed around the green. Vote was unanimous with Chm. W. Lee Osborne abstaining and Comm. Jennifer Alexander disqualified. Applicant\agent Old Farms Associates\Conklin & Soroka, Inc. S88-7

Paul Schiraldi explained the proposal. Comm. Ann Loffredo questioned the Water and Sewer comments. Paul Schiraldi indicated he would comply with the Water and Sewer comments. Comm. Jennifer Alexander questioned the power line. Discussion ensued. No one from the public spoke. On motion and second by Comms. Francis Patnaude and Philip Halibozek the Commission closed the public hearing. A motion was made by Comm. Ann Loffredo for approval with the conditions that WPCA approval be secured and any other comments be addressed. Comm. Gerard Winzer seconded. Comm. Ann Loffredo withdrew the motion. On motion and second by Comms. Ann Loffredo and the Commission closed the public hearing and placed the item under Old Business at the next meeting. Vote was unanimous. Applicant\agent PMS Homes S94-7

On motion and second by Comms. the Commission tabled the item until the next meeting. Vote was unanimous. Applicant\agent Stephen B. Crouch SE94-9

There was no discussion with the public.

Adjournment was at 9:15 P.M.

Respectfully submitted,

William Warner  
Director of Planning

ITEM 6.2  
CLOSED P.H.  
TWO LOT SUBDIVISION  
SOUTH SIDE  
POPLAR ROAD

ITEM 6.3  
TABLED SPECIAL  
EXCEPTION ADAPTIVE  
REUSE 764 SOUTH  
MAIN STREET

ITEM 7  
DISCUSSION  
WITH PUBLIC

ITEM 8  
ADJOURNMENT