

Chm. Stephen Gionfriddo, Sec'y Stephen Gadowski, Ann Loffredo, Sebastian J. Passanesi, William Pillarella, John Robinson, alternates: Christine Lindquist, Francis Patnaude and Gerard Roccapriore COMMISSION MEMBERS PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Vice-Chm. Steven J. Leinwand, alternate Richard Thompson ABSENT MEMBERS

Comm. Roccapriore acted for absent Comm. Leinwand until he left at 8:55 P.M. Comm. Patnaude at that time acted for absent Comm Leinwand. ACTING MEMBER

Dir. George A. Reif, Nino Martucci, Planner, Hope P. Kasper, Secretary STAFF

Philip Bauer, Engineer, Public Works Dept.; Bill Nagler, Reporter, Middletown Press; Mark Cheater, Reporter, Hartford Courant and approximately 80 members of the public. OTHERS

Comm. Lindquist acted for absent Comm. Leinwand regarding the new and old business items and minutes of previous meeting. ACTING MEMBER

On motion and second by Comms. Pillarella and Gadowski the Commission approved the minutes of the 7/22/87 meeting with the following amendments that Comm. Loffredo disqualified herself on the Knight of Columbus proposal and the D& J Wholesale proposal. Comm. Lindquist acted in her place. Vote was unanimous. APPROVED MINUTES 7/22/87 WITH AMENDMENTS

On motion and second by Commsd. Loffredo and Pillarella the Commission denied Zoning Code text amendment to change frontage to 60 feet in the M zone since the Court decision nullified the zone. Vote was unanimous. DENIED Z.C. AMENDMENT M ZONE

On motion and second by Comms. Pillarella and Gadowski the Commission approved a special exception to permit 8 dwelling units located at Vine St. & Knowles Ave. with the condition it meet departmental requirements. Vote was unanimous. The Commission felt the proposal was in compliance with the Plan of Development and Section 44 of the Zoning Code. APPROVED S. 8 DWELLING UNITS VINE ST. & KNOWLES AVE

On motion and second by Comms. Pillarella and Gadowski the Commission granted final approval for the Brechlin Subdivision, Frederick Subdivision and Section One of the Westfield Hills subdivision with the exception of lot #5 with the following conditions: (a) execution of a contract to assure completion of the all the necessary work in the subdivision and (b) a cash deposit to be submitted to the City of Middletown for completion of all unfinished work. Vote was unanimous. Comm. Robinson disqualified himself and Comms. Lindquist acted in his place. GRANTED FINAL APPROVAL BRECHLIN, FREDERICK & WESTFIELD HILLS, SECTION K & F REALTY

On motion and second by Comms. Pillarella and Loffredo the Commission approved a request to build two model homes in the Laurel Heights subdivision located off East Main St. APPROVED MODEL HOMES LAUREL HEIGHTS

applicant/agent Frank Rak. Vote was unanimous. Comm. Passanesi disqualified himself.

On motion and second by Comms. Robinson and Loffredo the Commission tabled a request to reduce the bond on Phase II of the Sylvan Run subdivision located off East St. Applicant/agent T. Bysiewicz/Atty. Thomasson.

TABLED
BOND RE-
DUCTION
SYLVAN RUN

On motion and second by Comms. Pillarella and Gadomski the Commission granted preliminary approval for 23 lots in the Talcott Ridge subdivision located off South Main St. and Round Hill Rd. Vote was unanimous. Applicant/agent L. Benedict

GRANTED
PRELIMINAR
APPROVAL
TALCOTT
RIDGE
L. BENEDICT
P.H. 8/12/

The Chairman closed the public hearing on items 1, 2, and 7 and continued the public hearing on items 2, 3, 4, 5, 7 and 8. Item # 6 and 9 were withdrawn.

On motion and second by Comms. Loffredo and Pillarella the Commission table a proposal to expand a non-conforming use to permit an office building located at 77 Boston Rd. Applicant/agent Fortuna and Cartelli. Vote was unanimous.

TABLED
NON-CONFOR
MING USE
77 BOSTON
S. MAZZOTTI

On motion and second by Comms. Pillarella and Robinson the Commission voted to schedule a public hearing on 9/23/87 to rezone residential areas for a heirarchy of zones including amendments to the Zoning Code. Vote was unanimous.

PROPOSED RE-
ZONING
HEIRARCHY
OF ZONES
ACCEPTED
WITHDRAWAL
S.E. MULTI-
FAMILY
581 NEWFIEL

On motion and second by Comms. Loffredo and Pillarella the Commission accepted the withdrawal of a proposed special exception to permit multi-family dwelling units located at 581 Newfield St. Applicant/agent Newfield Middleown Development Corp./L. W. Bonalsky. Vote was unanimous.

On motion and second by Comms. Loffredo and Pillarella the Commission continued the public hearing pending a legal opinion concerning rear lots. Vote was unaniomus. Proposal is located on Ridgewood Rd. Applicant T. Bysiewicz

P.H. T.
BYSIEWICZ
RIDGEWOOD
RD.

On motion and second by Comms. Gadomski and Pillarella the Commission granted final approval for lot #5 of the Louis Carta subdivision located off Middlefield St. near Villa St. with the conditions that (a) a contract be executed for all unfinished work and (b) a cash deposit be submitted to the City of Middletown. Vote was unanimous.

GRANTED
FINAL AP-
PROVAL LOT
#5 MIDDLE-
FIELD ST.
. CARTA

The Commission held an informal discussion with Bronson and Hutensky concerning the Randolph Road Public Works proposal. The Commission stated they did not feel there was support for the changes on Randolph Rd.

DISCUSSION
BRONSON &
HUTENSKY
RANDOLPH RD

The Commission received in their packets the Plan of Development Progress Report.

REPORTS

George Souto requested that the meetings be not as lengthy.

DISCUSSION
WITH PUBLIC
ADJOURNMENT

Adjournment 11:05 P.M.

Approved at the Meeting of _____
Stephen Gadomski, Secretary
Planning and Zoning Commission

Minutes prepared by, *Nope P. Kasper*