

PLANNING AND ZONING COMMISSION REGULAR MEETING AUGUST 12, 1992,
7:00 P.M. Page 1 of 3

Chw. Ann Loffredo, Vice-Chm. Stephen T. Gionfriddo, Sec'y John Robinson, Sebastian Passanesi, Stephen P. Shapiro arrived at 7:16 P.M., Anthony J. Vasiliou, Jennifer Alexander arrived at 7:08 P.M., W. Lee Osborne, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS PRESENT

Stephen Gadowski, Philip Halibozek, Sebastian Timbro, Mayor Sebastian J. Garafalo, Ex-Officio

MEMBERS ABSENT

Alternate Comm. Jennifer Alexander acted for absent Comm. Stephen Gadowski and alternate Comm. W. Lee Osborne acted for Comm. Stephen Shapiro until Comm. Shapiro arrived at 7:16 P.M.

ACTING MEMBER

William Warner, Planning and Zoning Director

STAFF

On motion and second by Comm. Gionfriddo and Robinson the Commission approved the minutes of the July 22, 1992 meeting. Vote was unanimous.

A P P R O V E D
MINUTES 7/22/92

On motion and second by Comms. Gionfriddo and Robinson the Commission voted to go into Executive Session to discuss current pending litigation. Vote was unanimous. City Attorney Trina Solecki explained the situation regarding the Bysiewicz appeal to the Commission. The Commission reached a concensus and authorized the City Attorney to take a specific action. No motions or votes were made by the Commission. On motion and second by Comms. Gionfriddo and Robinson the Commission voted to end the Executive Session. Vote was unanimous.

ITEM 3.1
E X E C U T I V E
SESSION
B Y S I E W I C Z
APPEAL

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

ITEM 3.2 & 3.3
ACKNOWLEDGED
ZEO AND SIGN
REPORTS

On motion and second by Comms. Gionfriddo and Shapiro 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
T A B L E D
SUBDIVISION
REGULATIONS

On motion and second by Comms. Gionfriddo and Shapiro the Commission tabled a request for a partial release of the cash deposit for Phase I, Section II of The Meadows at Riverbend Subdivision. Applicant/agent Real Estate Service of CT, Inc./Robert C. Fusari, President. S91-15. Vote was unanimous

ITEM 4.2
TABLED THE
MEADOWS AT
RIVERBEND
SUBDIVISION

On motion and second by Comms. Vasiliou and Osborne the Commission gave an affirmative G. S. 8-24 Report for the planning, acquisition and construction of sanitary sewers in the Crystal Lake area. Applicant Park and Recreation Department. Vote was 5 to 0 with Comm. John Robinson abstaining. Comms. Gionfriddo and Shapiro disqualified themselves. Commissioners voting on the report were Ann Loffredo, John Robinson, Sebastian Passanesi, Anthony J. Vasiliou, Jennifer Alexander and W. Lee Osborne.

ITEM 5.1
G A V E
AFFIRMATIVE
G.S. 8-24
REPORT
PLANNING,
ACQUISITION AND
CONSTRUCTION OF
SANITARY SEWERS
CRYSTAL LAKE
AREA

Comm. Jennifer Alexander motioned to table the report. There was no second to her motion. William Warner explained the written report which is required to be sent to the Redevelopment Agency. On motion and second by Comms. Robinson and Shapiro the Commission gave an affirmative G.S. 8-24 report for the North End Central Business District/Urban Renewal Plan. Vote was 6 to 0 with Comm. Jennifer Alexander abstaining. Commissioners voting on the report were Stephen Gionfriddo, John Robinson, Sebastian Passanesi, Stephen P. Shapiro, Anthony Vasiliou, Jennifer Alexander, W. Lee Osborne. Chw. Ann Loffredo disqualified herself and Alternate Comm. W. Lee Osborne acted in place.

ITEM 5.2
G A V E A N
AFFIRMATIVE G.
S. 8-24 REPORT
NORTH END CBD
URBAN RENEWAL
PLAN

There is a tape recording available in the Planning and Zoning office of the public hearing portion of the meeting.

PUBLIC HEARING

On motion and second by Comms. Robinson and Gionfriddo the Commission approved a special exception to permit a leaf composting site located at 962 Brooks Road across from Maromas Road with the conditions that (a) no artificial accelerant shall be used on the site, (b) documents shall not be recorded with the Town Clerk's Office until a contract between the City of Middletown and Mr Smigel is executed, and (c) that the use is limited to city leaf recycling activities and that no leaves from any other source other than the City are permitted. Applicant/agent Dept. of Public Works/Kim O'Rourke S92-12. Vote was unanimous. Alternate Comm. Jennifer Alexander disqualified herself and Alternate W. Lee Osborne acted in her place.

ITEM 6.1
APPROVED LEAF
COMPOSTING
962 BROOKS ROAD

After a presentation from the applicant's attorney, two speakers in favor, a speaker opposed and questions from the Commission, on motion and second by Comms. Gionfriddo and Shapiro the Commission continued the public hearing on an application for 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. Comm. Sebastian J. Passanesi disqualified himself and alternate Comm. W. Lee Osborne acted in his place.

ITEM 6.2
CONTINUED P.H.
CONVERSION TO
TWO FAMILY
DWELLING 209
PROSPECT ST

There was no discussion with the public

ITEM 7
DISCUSSION WITH
PUBLIC

Adjournment was at 8:00 P.M.

ADJOURNMENT

Respectfully submitted,

William Warner
Planning Director

Approved at the meeting of 8/26/92.