

Chm. Stephen T. Gionfriddo, Steven J. Leinwand, William Pillarella, Rose Sbalcio, alternates: Stephen Gadomski, Francis Patnaude

COMMISSION  
MEMBERS  
PRESENT

Mayor Sebastian J. Garfalo, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio; Vice-Chm. Thomas Hutton, Sec'y Louis A. Carta, Sebastian J. Passanesi, alternates: Gerard Roccapriore, Richard Thomson

MEMBERS  
ABSENT

Comm. Gadomski acted for absent Comm. Hutton and Comm. Patnaude acted for absent Comm. Passanesei. Comm. Gadomski was designated Acting Secretary.

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; Phil Bauer, Engineer, Public Works Dept.; and approximately 50 members of the public.

OTHERS

The Commission voted to close the public hearing regarding proposed amendments to the Zoning Code and Subdivision Regulations related to a Designer Environmental Subdivision. The Commission then voted to schedule another public hearing on 9/10/86 to consider the Designer Environmental Subdivision with input suggested by the Commissioners.

CLOSED P.H. 8/13/  
RESCHEDULED P.H.  
9/10/86  
DESIGNER ENVIRON-  
MENTAL SUBDIVISIO

On motion and second by Comms. Leinwand and Patnaude the Commission approved the minutes of the July 23, 1986 meeting with the following amendment. Ann Loffredo requested that the Commission consider adding to the Zoning Code a requirement that driveway aprons be paved. Vote was unanimous.

APPROVED MINUTES  
7/23/86 WITH  
AMENDMENT

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on 9/10/86 to consider a proposed Zoning Code text amendment to change Section 40.03.02, Surface. Copy of specific amendment is on file in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous.

SCHEDULED P.H.  
9/10/86  
ZONING CODE TEXT  
AMENDMENT -  
SURFACE

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on 9/10/86 to consider proposed amendments to the Subdivision Regulations as recommended by Public Works Dept. Copy of specific text is on file in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous.

SCHEDULED P.H.  
9/10/86  
SUBDIVISION REGS  
P.W. DEPT.

On motion and second by Comms. Leinwand and Patnaude the Commission scheduled a public hearing on 9/10/86 to consider a proposed Zoning Code text amendment to facilitate converting existing buildings into multi-living units. Copy of specific text is on file in the Office of the Town Clerk.

SCHEDULED P.H.  
9/10/86  
ZONING CODE  
CONVERSION OF  
EXISTING BLDGS

Proponent P & Z Comm. Vote was unanimous.

On motion and second by Comms. Leinwand and Pillarella the Commission agreed to grant final approval for a subdivision known as Subdivision by New England Homes Sites located off East Ridge Road with the stipulation that a contract be executed for completion of sidewalks, curbing, top coat on street and a cash deposit to assure completion of unfinished work. Applicant/agent Admar, Inc./Atty. Malcynsky. Vote was unanimous.

GRANTED FINAL APPROVAL  
EAST RIDGE RD.  
SUBDIVISION  
ADMAR, INC.

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on 9/10/86 to consider the proposed vertical expansion of the existing Newfield Street bulky waste site. Applicant/agent Philip Armetta/Atty. Adams. Vote was unanimous. Chm. Gionfriddo stated that he would discuss the proposal with the City Attorney. Comm. Leinwand requested the maps which were submitted in 1975 be duplicated and given to the members.

SCHEDULED P.H.  
9/10/86  
VERTICAL EXPAN-  
SION BULKY WASTE  
SITE  
NEWFIELD ST.

On motion and second by Comms. Pillarella and Patnaude the Commission scheduled a public hearing on 9/10/86 to consider a proposed special exception to permit two single family dwellings located on lots 6 and 7 and lots 8 and 9 on Hillside Avenue. Applicant/agent P. Rebesch Construction, Inc./T. F. Jackowiak. Vote was unanimous.

SCHEDULED P.H.  
S.E. DWELLINGS  
HILLSIDE AVE  
REBESCHI CON-  
STRUCTION, INC.

On motion and second by Comms. Leinwand and Patnaude the Commission scheduled a public hearing on 9/10/86 to consider the proposed rezoning of the Laurel Brook Reservoir watershed area from I-2 (Restricted Industrial) to R-3 and R-4. Copy of specific map is on file in the Office of the Town Clerk. Vote was unanimous. The Commission also scheduled a tour of the watershed area on September 6, 1986 at 9:30 A.M. The members will meet at Rapid Print located on South Main Street.

SCHEDULED P.H.  
9/10/86  
REZONING LAUREL  
BROOK RESERVOIR  
P & Z COMM.

On motion and second by Comms. Gadomski and Patnaude the Commission approved Flood Plain modification as depicted on a series of maps entitled, "Proposed Industrial Park, DelFavero Builders, Inc., Tuttle Road, Middletown, Conn., dated 5/86", located off Tuttle Road. Applicant/agent DelFavero Builders, Inc./Atty. Dowley. Vote was unanimous.

APPROVED MODIFICA  
TION FLOOD PLAIN  
DELFAVERO  
BUILDERS

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on 9/10/86 to consider a proposed 6 lot subdivision located off Tuttle Road. Applicant/agent DelFavero Builders, Inc./Atty. Dowley. Vote was unanimous.

SCHEDULED P.H.  
9/10/86  
6 LOT SUBDIVISION  
OFF TUTTLE RD.  
DELFAVERO BUILDER

On motion and second by Comms. Patnaude and Pillarella the Commission scheduled a public hearing on 9/10/86 to consider a proposed special exception to permit four rear lots located on Ridge Road. Applicant/agent E. Leroy Brock/T. F. Jackowiak. Vote was unanimous.

SCHEDULED P.H.  
9/10/86  
S.E. REAR LOTS  
RIDGE RD.  
E. L. BROCK

On motion and second by Comms. Leinwand and Sbalcio the Commission allowed use of an existing entrance for the main building at the former Sanibel site located at 955 South Main Street. Applicant/agent Albert S. and Enza M. Cubeta. Vote was unanimous.

APPROVED EXISTING ENTRANCE AT FORMER SANIBEL SOUTH MAIN ST. A & E CUBETA

On motion and second by Comms. Pillarella and Patnaude the Commission scheduled a public hearing on 9/10/86 to consider a proposed 7 lot subdivision to be known as Woodbine Subdivision located off Ridge Road and Warner Avenue. Applicant/agent Rak Realty. Vote was unanimous.

SCHEDULED P.H. 9/10/86 7 LOT SUBDIVISION RIDGE RD. & WARNER AVE. RAK REALTY

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on 9/10/86 to consider a proposed one lot resubdivision located at Chamberlain Hill Road. Applicant/agent Raymond B. Daniels/Atty. Howard. Vote was unanimous.

SCHEDULED P.H. 9/10/86 ONE LOT SUBDIVISION R. DANIELS

On motion and second by Comms. Pillarella and Patnaude the Commission scheduled a public hearing on 9/10/86 to consider a proposed 12 lot subdivision to be known as Meadow Wood Estates located off Flynn Lane and East Street. Applicant/agent United Construction, Inc./Glenn J. Russo. Vote was unanimous.

SCHEDULED P.H. 9/10/86 12 LOT SUBDIVISION OFF FLYNN LANE & EAST ST. G. RUSSO

On motion and second by Comms. Leinwand and Sbalcio the Commission granted approval to construct four model homes on lots 1, 2, 3, and 4 in the Poplar Road Development Subdivision located off Poplar Road with the following conditions: (a) No sales transactions of lots or houses shall commence unless final approval of the subdivision, or section thereof, is granted; and (b) the developer is responsible for the removal of the model home if subdivision, or section thereof, is not completed within two years of building permit issue date. Applicant/agent Poplar Road Development Company/Atty. Borkowski. Vote was unanimous.

GRANTED APPROVAL MODEL HOMES POPLAR RD. DEV. POPLAR RD.

No Reports

REPORTS

Adjournment 9:25 P.M.

ADJOURNMENT

Approved at the Meeting of

Stephen Gadomski, Acting Secretary  
Planning and Zoning Commission

Minutes prepared by,

  
Hope P. Kasper