

Mayor Sebastian J. Garafalo, Ex-Officio, Chm. Stephen T. Gionfriddo, Steven J. Leinwand, William A. Pillarella, Rose Sbalcio; Alternates: Stephen Gadowski, Thomas E. Hutton, Jr., and Richard Thompson	COMMISSION MEMBERS PRESENT
Vice-Chm. Cos Giuffrida, Sec'y Louis A. Carta, Sebastian J. Passanesi; alternate Paul P. Parisi; Dir. P.W. Salvatore Fazzino, Ex-Officio	MEMBERS ABSENT
Alternate Comm. Hutton acted for absent Comm. Giuffrida. Alternate Comm. Thompson acted for absent Comm. Carta. Alternate Comm. Gadowski acted for Comm. Passanesi. Comm. Leinwand was designated Acting-Secretary.	ACTING MEMBERS
Dir. George A. Rief, Nino Martucci, Planner, Hope Kasper, Secretary	STAFF
Phil Bauer, Engineer Public Works Dept.; Lucas Held, Reporter, Middletown Press; and approximately 100 members of the audience.	OTHERS
There was a public hearing held prior to the Regular Meeting.	P.H. 8/14/85
Chm. Gionfriddo on behalf of Walter Dreaher requested additional information concerning the East Ridge Road area.	DISCUSSION PUBLIC EAST RIDGE RD. AREA
Virginia Renschen thanked the Commission for a sign that was erected in her neighborhood stating, "You are now entering the Highland historical district".	HISTORICAL SIGN
Comm. Pillarella questioned the validity of a home occupation permit after the applicant had left the location. Dir. Reif advised the home occupation was invalid for the location if the applicant has left.	HOME OCCUPATION PERMIT
Irene Merritt requested a text amendment concerning Section 21.08 of the Zoning Code.	I. MERRITT TEXT AMENDMENT
Chm. Gionfriddo closed the public hearing on items 1, 3, 4, and 5. Items 2, 6, and 7 were continued.	CLOSED P.H.
On motion and second by Comms. Leinwand and Gadowski the Commission approved the Minutes of the 8/14/85 meeting. Vote was unanimous.	APPROVED MINUTES 8/14/85 7/24/85
Chm. Gionfriddo acknowledged three applications being processed by staff.	SUB. APPLICATIONS
Atty. Karpel discussed with the Commission a proposal to build model homes on the Woodland Terrace subdivision. Comm. Leinwand disqualified himself from the discussion. There were six commissioners present. Dir. Reif reminded the Commission that the Subdivision Regulations prohibit granting any building permits until final approval has been granted lots in a section of a subdivision.	WOODLAND TERRACE
On motion and second by Comms. Sbalcio and Pillarella the Commission gave an affirmative G. S. 8-24 Report to purchase a building lot on Poplar Road for installation of a water booster pump station. Applicant Water/Sewer Dept. Vote was unanimous.	AFFIRMATIVE G.S. REPORT POPLAR RD. APPLICANT W/S DEPT.
On motion and second by Comms. Pillarella and Gadowski the Commission tabled discussion about subdivisions where contractual agreements have lapsed. Vote was unanimous	TABLED SUB. CONTRACTURAL AGREEMENTS

On motion and second by Comms. Leinwand and Sbalcio the Commission reconfirmed parking space requirement for Plaza Middlesex, at southwest corner of Main and College Streets, as originally set forth at meeting of 4/23/80. Applicant Connecticut Valley Development Corp. Vote was unanimous.

RECONFIRMED
PARKING SPACE
MAIN & COLLEGE
STREETS
CT. VALLEY DEV.

On motion and second by Comms. Pillarella and Hutton the Commission scheduled a Public Hearing on 8/28/85 to consider a proposed special exception to permit expansion of a day care center located at 861 Middle St. Applicant/agent Apple Tree Day Care Center, Inc./David Mylchreest. Vote was unanimous.

SCHEDULED P.H.
8/28/85 S.E.
DAY CARE CENTER
861 MIDDLE ST.
APPLE TREE DAY
CARE CENTER, INC.

On motion and second by Comms. Pillarella and Hutton the Commission gave an affirmative G. S. 8-24 Report to reconstruct Coe Ave. from Randolph Rd. to Saybrook Rd., install storm sewers and resurface Lawn Ave., and reconstruct Cooley Ave. from Main St. Ext. westerly to the dead end. Applicant P.W. Dept. Vote was unanimous.

AFFIRMATIVE G.S.
REPORT RECON-
STRUCT COE AVE.
RANDOLPH RD. TO
SAYBROOK RD.

Mr. Vigneri discussed with the Commission the designation of a supplementary lot for an existing home. The Commission referred Mr. Vigneri to the Director of Planning to evaluate the drawing with reference to Section 14.02B.

VIGNERI -
FLYNN LANE

On motion and second by Comms. Pillarella and Thompson the Commission voted to approve a special exception to permit a day care facility at the Bielefield elementary school. Applicant YMCA. Vote was unanimous.

APPROVED S.E.
DAY CARE FACILITY
BIELEFIELD
ELEMENTARY SCHOOL
YMCA

On motion and second by Comms. Sbalcio and Hutton to approve a proposed special exception to permit a 4 family dwelling located on 21 Pearl St., the Commission unanimously denied the proposal. Applicant Carl Pituruzzello. Vote was 0-7. The Commission felt the proposal was detrimental to the property values in neighborhood.

DENIED 4 FAMILY
DWELLING 21
PEARL ST. - CARL
PITURZZELLO

REPORTS

The Commission acknowledged the Aetna traffic complaint which had come in the form of a copy of a letter to the State Traffic Commission.

AETNA TRAFFIC
COMPLAINT

On motion and second by Comms. Leinwand and Pillarella the Commission voted to agree to amend two contracts with PHS Development concerning the Royal Oaks Park subdivision off South Main Street near the Durham Town Line. Contracts for completion of work would add two more lots to those given final approval and extend from August 1 to September 30, 1985 the time limit for installation of sidewalks in Section I. Applicant/agent PHS Development Associates/Atty. Thomas White. Vote was unanimous.

ROYAL OAKS PARK
PHS DEVELOPMENT
SOUTH MAIN ST.
AMENDED CONTRACTS
& FINAL APPROVAL

Adjournment 11:15 P.M.

ADJOURNMENT

Approved at the Meeting of _____

Steven J. Leinwand, Acting Secretary
Planning and Zoning Commission

Minutes prepared by,

Hope P. Kasper
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