

The Commission approved a 5 lot (including 2 rear lots) subdivision located at 595 Ridgewood Road subject to conditions. Applicant/agent Dean Thomasson. Vote was unanimous.

APPROVE
5 LOTS
RIDGE-
WOOD RI

The Commission approved a resubdivision to establish a rear lot located on Margarite Road. Applicant/agent Lucy Demelis/Orsine.Cotter.Carson. Vote was unanimous.

APPROVED
RESUBDIVISI
REAR LOT
MARGARITE R
ADOPTED Z.C
TEXT AMEND-
MENT M &
MX ZONES
NEWFIELD
MIDDLETOWN
DEVELOPMENT
COMPANY

The Commission adopted proposal to amend the Zoning Code to establish two zones (a) The M (Multi-Family Dwelling Units Zone) and (b) The MX Zone (Mixed-Use Zone) and designate uses in the Zones. The specific proposals are filed in the Office of the Town Clerk. Applicant/agent Newfield Middletown Development Corp./L. W. Bonalsky. Effective date of amendment becomes effective September 1, 1987. Vote was unanimous.

The Commission reapproved the Czaja Subdivision, showing drainage easement, located off Brush Hill Rd. and Laurel Grove Rd. Vote was unanimous.

REAPPROVED
CZAJA SUB-
DIVISION
LAUREL GROVE
& BRUSH HILL

The Commission approved map of Brock/Four (4) rear lots off Ridge Road, dated August 5, 1987. Vote was unanimous.

APPROVED 4
REAR LOTS
RIDGE RD.

The Commission continued a proposed special exception to permit four dwelling units located at the w/s of Saybrook Rd. Applicant/agent Donald Mondani. Vote was unanimous. P.H. 9/9/87

CONTINUED PH
S.E. SAY-
BROOK RD.

The Commission continued a proposed 8 lot subdivision located on 399 East St. to be known as North View Estates. Applicant/agent United Construction, Inc./Glenn Russo. Vote was unanimous. P.H. 9/9/87.

D. MONDANI
CONT. P.H.
NORTH VIEW
ESTATES

The Commission continued a proposed special exception to permit adaptive reuse of an historic building located at 180 College St. Applicant/agent Gennaro & Toni Schiano. Vote was unanimous. P.H. 9/9/87.

CONT. P.H.
COLLEGE ST
G. & T.
SCHIANO

The Commission scheduled a public hearing on 9/9/87 to consider a proposed Zoning Code text amendment to change Section 61.01.37B, Warehousing of items or materials not produced on the site. Applicant/agent DJ Wholesale Building Material Distributors, Inc./Atty. Ziska. Vote was unanimous. Comm. Lindquist acted for Comm. Loffredo who disqualified herself.

P.H. 9/9/87
ZONING CODE TEX
AMENDMENT
WAREHOUSING
DJ WHOLESALE

The Commission scheduled a proposed special exception, for public hearing on 9/9/87, to permit adaptive reuse of an historic building located on 115 Pearl St. to office use. Applicant/agent Dr. Steven F. Gersten/T.F. Jackowiak. Vote was unanimous.

P.H. 9/9/87
S.E. OFFICE
USE - 115
PEARL ST.
DR. GERSTEN

The Commission scheduled a public hearing on 9/9/87 to consider a proposal 21 lot subdivision to be known as Wadsworth Hectares located off Long Lane and Wadsworth St. Applicant/agent Wadsworth Development Co./David B. Mylchreest. Vote was unanimous.

P.H. 9/9/87
WADSWORTH
HECTARES

The Commission scheduled a public hearing on 9/9/87 to consider a proposal to amend the Zoning Map by designating an area on Newfield St. as MX. The general area of the designation is between Congdon St. at the south and Mile Lane at the North.

P.H. 9/9/87
ZONING MAP
MX ZONE
NEWFIELD ST

The specific area is shown on a map filed in the Office of the Town Clerk. Applicant/agent Newfield Middletown Development Corp./L. W. Bonalsky. Vote was unanimous.

The Commission scheduled a public hearing on 9/9/87 to consider a proposed special exception to permit multi-family dwelling units located at 581 Newfield St. Applicant/agent Newfield Middletown Development Corp./L. W. Bonalsky. Vote was unanimous.

P.H. 9/9/87
S.E. MULTI
FAMILY DWEL-
LING UNITS
581 NEWFIELD
NMDC/BONALSKI

The Commission scheduled a public hearing on 9/9/87 to consider a continued proposed special exception to permit a child care facility located at 27 Magnolia Avenue. Vote was unanimous. Applicant/agent Luanne J. Filer.

P.H. 9/9/87
S.E. CHILD CARE
27 MAGNOLIA AVE
L. FILER

The Commission scheduled a public hearing on 9/9/87 to consider a proposed 3 lot subdivision of Azreal and Myrtle Soobitsky located at 939 Saybrook Road between Saybrook Rd. and Bartholomew Road. Applicant/agent Azreal & Myrtle Soobitsky. Vote was unanimous.

P.H. 9/9/87
3 LOT SUBDIV-
ISION SAYBROOK
RD. A & M
SOOBITSKY

The staff scheduled a public hearing on 9/9/87 to consider a proposed 24 lot subdivision located off Atkins Street, an extension of Westfield Hills and to be known as Phase two Westfield Hills. Applicant/agent K & F Associates/Philip F. Karpel.

P.H. 9/9/87
24 LOT SUB-
DIVISION
WESTFIELD HILLS
K & F ASSOCIATE

The Commission scheduled a proposal to amend the text of the Zoning Code, Section 48.03.05 Zoning application signs introductory paragraph to only require signs related to specific geographic locations rather than to all public hearings. Also to delete the present text of item 6 which requires the Public Works Department to post signs for Commission initiated action. Renumber present item 7 and number 6 and 8 as 7 and new text of item 8 shall read: "This requirement shall not apply to any amendment proposed by the Commission itself." The text of both the present and proposed text of Section 43.03.05 is filed in the Office of the Town Clerk. Proponent Is Planning and Zoning Commission. Vote was unanimous. Public Hearing 9/9/87.

P.H. 9/9/87
ZONING COI
TEXT AMEND-
MENT - SIGNS

The Commission approved revisions of Poplar Road Development Company Subdivision revised map of August 12, 1987. Vote was unanimous.

APPROVED RE-
VISION POPLAR
RD DEVELOPME
CO. SUBDIVI-
SION
ADJOURNMENT
STAFF

Adjournment approximately 10:00 P.M.

Dir. George A. Reif, Nino Martucci, Planner, Matilda Frembes, Assistant Secretary

PLANNING AND ZONING COMMISSION REGULAR MEETING AUGUST 26, 1987,
7:00 P.M. Page 3 of 3

The Commission tabled request for Valley Brook subdivision located off Stevens Lane. Applicant/agent Stephan Barbarino/Atty. Borkowski.

Tabled sidewalk request in the Blue Acres Neighborhood of the Wesleyan Hills P.R.D. Applicant/agent Hill Development/Joe Lombardo.

Chm. Stephen T. Gionfriddo, Vice-Chm. Steven J. Leinwand, MEMBERS
Stephen Gadomski, Ann Loffredo, alternates: Christine Lind- PRESENT
quist. Comm. William Pillarella