

Chm. Stephen T. Gionfriddo, Vice-Chm. Thomas Hutton, Sec'y COMMISSION  
Louis Carta, Steven J. Leinwand, William Pillarella, MEMBERS  
Alternates: Stephen Gadomski, Francis Patnaude, Gerard PRESENT  
Roccapriore, Richard Thompson

Mayor Sebastian J. Garafalo, Ex-Officio, Sebastian J. MEMBERS  
Passanesi, Rose Sbalcio, Dir. P.W. Salvatore Fazzino, Ex- ABSENT  
Officio

Alternate Comm. Gadomski acted for absent Comm. Passanesi. ACTING MEMBERS  
Alternate Comm. Patnaude acted for absent Comm. Sbalcio.

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

Philip Bauer, Engineer, Public Works Dept.; Lucas Held, OTHERS  
Reporter, Middletown Press; James Monopoli, Zoning Enforce-  
ment Officer; William Baron, Water and Sewer Depts'. Director  
and approximately 70 members of the public.

Chm. Gionfriddo closed all the public hearing items with the P.H. 9/19/86  
exception of item No. 4, a proposed special exception to  
permit four rear lots located on Ridge Road. Applicant/a-  
gent E. Leroy Brošk/T.F. Jackowiak. The Chairman also  
removed from the public hearing a proposed Zoning Code text  
amendment concerning solid waste facilities.

On motion and second by Comms. Leinwand and Patnaude the DISCUSSION WITH  
Commission reaffirmed their approval of 7/9/86 that stated PUBLIC  
the City water and sanitary sewer lines be connected. The CHESKY SUBDIVISION  
Commission as part of this motion requested that a letter be  
sent to Edward Chesky advising him of this decision. They  
also requested a report at the next meeting. Vote was  
unanimous. Chm. Gionfriddo disqualified himself and Comm.  
Roccapriore acted in his place.

On motion and second by Comms. Pillarella and Leinwand the APPROVED MINUTES  
Commission approved the minutes of the 8/13/86 meeting. Vote 8/13/86 MEETING  
was unanimous.

There was no discussion regarding the Westlake P.R.D. growth WESTLAKE P.R.D.  
delay.

On motion and second by Comms. Leinwand and Hutton the DENIED RELEASE  
Commission denied a request for release of cash deposit for CASH DEPOSIT  
Executive View Estates Subdivision. Applicant/agent Arbar EXECUTIVE VIEW  
Developers/Atty. S. J. Cartelli. Vote was unanimous. ESTATES  
Public Works Dept. advised that the necessary work was not  
completed.

A request for final approval of Section III (lots 1 thru 18 WITHDREW REQUEST  
and 38 thru 50) of the Woodland Terrace Subdivision located FINAL APPROVAL  
off Atkins St. was withdrawn by the applicant. Applicant/a- WOODLAND TERRACE  
gent K & F Realty/Atty. Philip Karpel.

On motion and second by Comms. Leinwand and Pillarella the Commission agreed to grant final approval for Section I (lots 32, 33, 34, and 35) of the Spring Brook Subdivision located off Congdon St. as depicted on a map entitled, "Final Subdivision Plan-Phase 1 Spring Brook Subdivision, dated 8/28/86" with the condition that certificates of occupancy shall not be issued until an 8" water line on Congdon St. is installed by the developer. Applicant/agent Woodbridge Associates, Inc./Atty. Dowley. Vote was unanimous.

GRANTED FINAL  
APPROVAL SECTION  
I SPRING BROOK  
SUBDIVISION  
CONGDON ST.  
WOODBIDGE ASSOC.

Preliminary information regarding three additional projects in the Westlake P.R.D. was submitted to the Commission by Atty. Dowley. Comm. Leinwand questioned the City's ability to accept 610 additional units in that area because of the traffic considerations, impact on schools, impact on Police, impact on the landfill, and the strain on the inspectors of the Water and Sewer Depts.

WESTLAKE P.R.D.  
3 ADDITIONAL  
PROJECTS

On motion and second by Comms. Leinwand and Carta the Commission agreed to waive the pre-blast survey for those individuals who do not allow their property to be inspected; provided the developer sends a certified letter with return receipt and provides the City with a copy of letter sent certified. Applicant/agent Connecticut Valley Hindu Temple Society/Barun Basu Associates. Vote was unanimous.

WAIVED PRE-BLAST  
SURVEY - CONN.  
VALLEY HINDU  
TEMPLE SOCIETY

On motion and second by Comms. Gadomski and Hutton the Commission scheduled a public hearing on 9/24/86 to consider A. Proposed special exception to permit a resource recovery facility located near Silver Mine Road and B. Also request for Commission approval for siting of the electric generating facility which in effect the Midstate Resource Recovery Facility may be designated. Applicant/agent American Ref-Fuel/Cummings and Laffayette. Vote was unanimous.

SCHEDULED P.H.  
9/14/86 S.E.  
RESOURCE RECOVERY  
FACILITY -  
SILVER MINE RD.  
AMERICAN REF-  
FUEL

On motion and second by Comms. Leinwand and Pillarella the Commission granted approval to construct two model homes in the Valley Brook Village Subdivision located off Stevens Lane. Applicant/agent Arbar Developers Two, Inc./Atty. Borkowski. Vote was unanimous.

APPROVED 2 MODEL  
HOMES VALLEY  
BROOK VILLAGE  
ARBAR DEVELOPERS

On motion and second by Comms. Leinwand and Patnaude the Commission scheduled a public hearing on 9/24/86 to consider a proposed 6 lot subdivision located on Middlefield Street. Applicant Frank Chowaniec. Vote was unanimous.

SCHEDULED P.H.  
9/24/86 6 LOT  
SUBDIVISION  
MIDDLEFIELD ST.  
F. CHOWANIEC

On motion and second by Comms. Pillarella and Carta the Commission granted approval for a one lot resubdivision located on Chamberlain Hill Road with the condition that a properly corrected drawing be submitted to the Planning Office. Applicant/agent Raymond B. Daniels/Atty. Howard. Vote was unanimous.

APPROVED RESUB-  
DIVISION  
CHAMBERLAIN HILL  
RD.  
R. DANIELS

On motion and second by Comms. Carta and Pillarella the Commission approved a 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. The Commission felt the proposal was in compliance with Section 44 of the Zoning Code and the Plan of Development.

APPROVED S.E.  
TWO ONE FAMILY  
DWELLINGS  
HILLSIDE AVE.  
P. REBESCHI

On motion and second by Comms. Leinwand and Patnaude the Commission granted preliminary approval of a 6 lot subdivision as depicted on a series of maps entitled, "Proposed Industrial Park, DelFavero Builders, Inc., Tuttle Road, Middletown, Conn., dated 8/86" with the condition it be in compliance with Water and Sewer Dept. memorandum of September 10, 1986. Applicant/agent DelFavero Builders, Inc./Atty. Dowley. Vote was unanimous.

PRELIMINARY  
APPROVAL 6 LOT  
SUBDIVISION  
TUTTLE RD.  
DELFAVERO BUILDER

On motion and second by Comms. Leinwand and Pillarella the Commission granted preliminary approval of a 7 lot subdivision to be known as Woodbine Subdivision as depicted on a map entitled, "Woodbine, A Subdivision of Rak Realty, Ridge Road, Middletown, Conn., dated 8/8/86" with the following conditions: (a) that it be in compliance with five comments of the Public Works memorandum of 8/18/86 and (b) that the center of the road and curb cut be centrally located between the house on lot number 1 and the adjacent existing house. Applicant/agent Rak Realty. Vote was unanimous.

PRELIMINARY  
APPROVAL 7 LOT  
SUBDIVISION  
WOODBINE  
RIDGE RD.  
RAK REALTY

On motion and second by Comms. Pillarella and Gadomski the Commission denied 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. The proposal was denied because the applicant had not applied to the Inland/Wetlands Agency within 10 days of filing the application with the Planning Commission as required by State Statute.

DENIED 12 LOT  
SUBDIVISION  
MEADOW WOOD  
ESTATES  
UNITED CONSTRUCTI

On motion and second by Comms. Leinwand and Pillarella the Commission adopted a Zoning Code text amendment with revisions to facilitate converting existing buildings into multi-living units. Copy of specific text is on file in the Office of the Town Clerk. Proponent P & Z Comm. The Commission also voted that the amendment become effective 9/24/86. Vote was unanimous.

ADOPTED Z.C. TEXT  
AMENDMENT  
CONVERTING EXIST-  
ING DWELLINGS

On motion and second by Comms. Leinwand and Pillarella the Commission adopted the 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. Proponent P & Z Comm. The Commission also voted that the change become effective 9/24/86. Vote was unanimous. Comm. Patnaude disqualified himself and Comm. Roccapriore acted in his place. The Commission felt it was essential to protect this City water supply from any possible pollution.

ADOPTED REZONING  
LAUREL BROOK  
RESERVOIR WATER-  
SHED

On motion and second by Comms. Hutton and Pillarella the Commission adopted a Zoning Code text amendment to change

Section 42 Aquifer Area Protection Regulations to include watershed areas. Copy of specific text is on file in the Office of the Town Clerk. Proponent P & Z Comm. The Commission also voted that the change become effective 9/24/86. Vote was unanimous.

ADOPTED Z.C. TEXT AMENDMENT SEC. 42 AQUIFER AREA PROTECTION REGS.

Chm. Gionfriddo advised the Commission that it was not necessary to hold a public hearing regarding the proposed vertical expansion of the existing Newfield Street bulky waste site. Applicant/agent Philip Armetta/Atty. Adams.

BULKY WASTE SITE NEWFIELD ST. P. ARMETTA

On motion and second by Comms. Leinwand and Pillarella the Commission adopted Zoning Code and Subdivision Regulations amendments to include a Designer Environmental Subdivision. Copy of specific text is on file in the Office of the Town Clerk. Proponent P & Z Comm. The Commission also voted the change become effective 9/24/86. Vote was unanimous.

ADOPTED Z.C. & SUB. REGS. DESIGNER ENVIRONMENTAL SUBDIVISION

On motion and second by Comms. Leinwand and Hutton the Commission adopted Subdivision Regulations amendments as recommended by the Public Works Dept. Copy of specific text is on file in the Office of the Town Clerk. Proponent P & Z Comm. The Commission also voted that the change become effective 9/24/86. Vote was unanimous.

ADOPTED SUB. REG AMENDMENT PUBLIC WORKS RECOMMENDATION

On motion and second by Comms. Leinwand and Carta the Commission adopted Zoning Code text amendment to change Section 40.03.02, Surface. Copy of specific text is on file in the Office of the Town Clerk. The Commission also voted that the change become effective 9/24/86. Proponent P & Z Comm. Vote was unanimous.

ADOPTED Z.C. TEXT AMENDMENT SEC. SURFACE

The Zoning Enforcement Officer submitted his report to the Commission.

REPORTS

Adjournment 11:00 P.M.

ADJOURNMENT

Approved at the Meeting of

Louis A. Carta, Secretary  
Planning and Zoning Commission

Minutes prepared by,

  
Hope P. Kasper