

Chm. Stephen T. Gionfriddo, Vice-Chm. Steven J. Leinwand, Sec'y Stephen Gadomski, Ann Loffredo, William A. Pillarella, Sebastian J. Passanesi, John Robinson, alternates: Christine Lindquist, Francis Patnaude	COMMISSION MEMBERS PRESENT
Mayor Sebastian J. Garafalo, Ex-Officio, alternates: Gerard Roccapriore, Richard Thompson, Dir. P.W. Salvatore Fazzino, Ex-Officio	ABSENT MEMBERS
Comm. Patnaude and Comm. Lindquist acted for Commissioners Leinwand and Robinson who disqualified themselves on item 2.1 (Westfield Hills Extension).	ACTING MEMBERS
Dir. George A. Reif, Hope P. Kasper, Secretary, Mary Ann Adams, Transcriptionist	STAFF
Philip Bauer, Engineer, Public Works Dept; Bill Nagler, Reporter, Middletown Press; Mark Cheater, Reporter; Hartford Courant and approximately 100 member of the public.	OTHERS
There was a public hearing prior to the Regular Meeting. Chm. Gionfriddo closed the public hearing on item 2.3 and he continued items 2.1, 2.2, and 2.4.	PH 9/23/87
On motion and second by Comms. Leinwand and Gadomski the Commission approved the minutes of the 9/9/87 meeting. Vote was unanimous.	APPROVED MINUTES 9/9/87
On motion and second by Comms. Leinwand and Gadomski the Commission denied a request to eliminate a portion of the sidewalks in the Blue Acres subdivision located in the Wesleyan Hills PRD I. Applicant/agent Hill Development/Joseph Lombardo. Hill Development wanted to substitute a bus shelter in place of the sidewalks. Vote was unanimous	DENIED REQUEST SIDEWALK BLUE ACRE
On motion and second by Comms. Leinwand and Gadomski the Commission rejected a request to reconsider designation of specific uses for Pearl St. office special exception granted to Dr. Gersten. Vote was 3 to 4. Commissioners voting in favor were Comms. Leinwand, Gadomski and Loffredo. Commis- sioners voting in opposition were Robinson, Pillarella, Gionfirddo, and Passanesi. The Commission felt they did not want high volume traffic uses.	REJECT REQUEST PEARL ST DR. GERSTEN
On motion and second by Comms. Gadomski and Pillarella the Commission tabled a request for final approval of Springbrook Phase III, lots 23, 24, 25, 26, 27 and 36. Applicant/agent Woodbridge Development Group, Inc./Atty. Dowley. The fire alarm has not been installed. Vote was unanimous.	TABLED SPRINGBROOK PHASE III WOODBIDGE

On motion and second by Comms. Pillarella and Loffredo the Commission scheduled a public hearing on 10/14/87 to consider a proposed 22 lot subdivision to be known as Laurel Grove Subdivision located off Laurel Grove Rd. Applicant/agent R & R Development/Atty. Brokowski. Vote was unanimous.

SCHEDULED PH  
10/14/87 22 SUB  
LAUREL GROVE  
LAUREL GROVE  
R DEVELOP-  
MENT

On motion and second by Comms. Pillarella and Loffredo the Commission scheduled a public hearing on 10/28/87 to consider Horizon Hill Section I located off Arbutus St. at the Durham Town Line. Applicant/agent Charter Development Corp./Nathan L. Macobson & Associates, Inc. Vote was unanimous.

SCHEDULED  
PH 10/28/87  
HORIZON HILL  
ARBUTUS ST

On motion and second by Comm. Pillarella and Gadomski the Commission scheduled a public hearing on 10/14/87 to consider proposed special exception to permit multi-family dwelling units located at Erin St. and Pearl Sts. Applicant/agent Frank Rak. Vote was unanimous.

SCHEDULED PH  
10/14/87  
ERIN ST.  
F. RAK

On motion and second by Comms. Leinwand and Gadomski the Commission granted an affirmative G.S. 8-24 Report regarding improvements to the Long Lane - Cross St. intersection. Applicant/agent Public Works. Vote was unanimous.

AFFIRMATIVE  
G.S.8-24  
REPORT  
CROSS ST. &  
LONG LANE

On motion and second by Comms. Leinwand and Pillarella the Commission granted an affirmative G.S. 8-24 Report for the conversion of Green St. former school playground to parking spaces. Applicant Public Works. Vote was unanimous.

GAVE AFFIRMATIV  
G.S. 8-24  
REPORT  
GREEN ST.

On motion and second by Comms. Patnaude and Loffredo the Commission scheduled a public hearing on 10/14/87 to consider a proposed Zoning Code text amendment to change Section 71, Amendment Procedure to simplify zoning amendment process. Proponent P & Z Comm. Copy of text is on file in the Office of the Town Clerk. 287-17. Vote was unanimous. Comm. Leinwand disqualified himself and Comm. Patnaude acted in his place.

SCHEDULED P.H.  
10/14/87  
ZONING TEXT  
AMENDMENT  
SECTION 71

On motion and second by Comms. Loffredo and Robinson the Commission scheduled for public hearing on 10/14/87 a proposed Zoning Code text amendment to include as a special exception in the MX zone a florist shop. Also scheduled on 10/14/87 the Commission scheduled a proposed special exception to permit a florist shop at 861 Newfield St. Applicant/agent Segbastian John Ortisi, III/Atty. Borkowski. Vote was unanimous.

SCHEDULE PH  
10/14/87  
ZONING CODE  
FLORIST MX  
ZONE

On motion and second by Comms. Pillarella and Gadomski the Commission scheduled a public hearing on 10/14/87 to consider a special exception to permit a beauty shop located on Washington St. Applicant/agent Philip Redford/T. F. Jackowiak. Vote was unanimous.

SCHEDULED PH  
10/14/87  
S.E. BEAUTY  
SHOP WASH-  
INGTON ST.  
REDFORD

On motion and second by Comms. Loffredo and Leinwand the

Commission scheduled a public hearing on 10/14/87 to consider P.H. 10/14/87 a 3 lot subdivision located on Randolph Rd. and Paddock Rd.3 LOT SUBDIVI- Applicant/agent Edith McCauley/T.F. Jackowiak. Vote was SION RANDOLP unanimous. & PADDOCK E. MCCAULY

On motion and second by Comms. Leinwand and Loffredo the Commission granted approval to allow 45 dwelling units and relocate building for a previously approved special exception for the Lutheran Home. Applicant/agent Lutheran Service Assoc. of New Englan, Inc./Atty. Cartelli. Vote was unanimous. APPROVED LUTHERAN HOME CONGDON ST.

On motion and second by Comms. Loffredo and Pillarella the Commission granted an affirmative G.S. 8-24 Report concerning the conversion of Green St. former school playground to parking spaces. Applicant Public Works. Vote was unanimous. AFFIRMATIVE G.S. 8-24 REPORT GREEN ST.

On motion and second by Comms. Leinwand and Loffredo the Commission adopted Zoning Code text amendment to change Section 60.02.21 to read: "Churches and other places of worship including parish house. Parish house shall include a one or two family house used by a Church as personal residence by members of its clergy and/or its full-time employees". Applicant/agent Fellowship Baptist Church/Atty. Bengtson. Effective date is 10/1/87. Vote was unanimous. ADOPTED ZONING CODE TEXT AMENDMENT PARISH HOUSE

No Reports

REPORTS

Adjournment 9:00 P.M.

ADJOURNMENT

Approved \_\_\_\_\_ at \_\_\_\_\_ the \_\_\_\_\_ Meeting of \_\_\_\_\_

Stephen Gadowski, Secretary

Minutes prepared by,

*Hope P. Kasper*  
Hope P. Kasper