

Chm. Stephen T. Gionfriddo, Vice-Chm. Thomas Hutton, Sec'y COMMISSION  
Louis A. Carta, Steven J. Leinwand, William Pillarella, MEMBERS  
Alternates: Stephen Gadowski, 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. Patnaude acted for absent Comm. Passanesi and ACTING MEMBERS  
alternate Comm. Roccapriore acted for absent Comm. Sbalcio.  
Comm. Carta disqualified himself on item #3 of the public  
hearing and Comm. Thompson acted in his place.

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

Lucas Held, Reporter, Middletown Press; James Monopoli, OTHERS  
Zoning Enforcement Officer; and approximately 90 members of  
the Public.

Chm. Gionfriddo continued the public hearing on item #1 PUBLIC HEARING  
proposed special exception to permit four rear lots located 9/24/86  
on Ridge Road, applicant/agent E. Leroy Brock/T. F.  
Jackowiak; and item #3 proposed 6 lot subdivision located on  
Middlefield St., Applicant Frank Chowaniec. Chm. Gionfriddo  
also closed the public hearing on item #2 proposed special  
exception to permit a resource recovery facility located on  
Silver Mine Road etc., Applicant/agent American Ref-  
Fuel/Cummings and Lafayette.

Janice Thomas asked the Commission whether or not the DISCUSSION WITH  
developer, Edward Chesky, will be instructed to install a PUBLIC  
lateral to a lot she purchased from Edward Chesky located on CHESKY SUBDIVISIO  
Saybrook Road. Chm. Gionfriddo stated that he would consult  
with the City Attorney. Dir. Reif reported that a letter had  
been sent to Edward Chesky regarding installation of laterals  
to his subdivision.

K. Coley suggested that Commission request the City Attorney OPEN SPACE  
to draft documents regarding ownership of the open space and PLAN OF DEVELOPME  
also begin working on the Plan of Development.

On motion and second by Comms. Leinwand and Hutton the APPROVED MINUTES  
Commission approved the minutes of the 9/10/86 meeting. Vote 9/10/86 MEETING  
was unanimous.

The Commission suggested that Mr. Bysiewicz bring his lawyer OPEN SPACE  
to the next Planning and Zoning Commission meeting to try to  
resolve the issue of the open space land ownership.

On motion and second by Comms. Leinwand and Hutton the SCHEDULED P.H.  
Commission scheduled a public hearing on 10/8/86 to consider 3 LOT SUBDIVISION  
a proposed 3 lot subdivision located on the eastely side of NEWFIELD ST.  
Newfield St. Applicant/agent Joseph Klimas, Sr./Atty. KANE BRICK LAND  
JOSEPH KLIMAS, SR

Karpel. Vote was unanimous.

On motion and second by Comms. Leinwand and Hutton the Commission scheduled a public hearing on 10/8/86 to consider a proposed special exception to permit an auto sales dealership (new and old) located on Newfield St. Applicant/agent Middletown Toyota/Atty. Karpel. Vote was unanimous.

On motion and second by Comms. Leinwand and Roccapriore the Commission continued a request until the 10/8/86 meeting to consider a request to move the transmission tower from its present location on Round Hill Rd. back approximately 400 feet off the road. Applicant/agent Conn. Radio Fellow-ship/Atty. Wood. Vote was unanimous.

On motion and second by Comms. Leinwand and Roccapriore the Commission scheduled a public hearing on 10/8/86 to consider a 12 lot subdivision to be known as Meadow Wood Estates located off Flynn Lane and East St. Applicant/agent United Construction, Inc./Glenn J. Russo. Vote was unanimous.

On motion and second by Comms. Leinwand and Patnaude the Commission scheduled a public hearing on 10/8/86 to consider a Zoning Code text amendment to modify Section 21.02, Minimum Lot Sizes to allow 2 family dwellings on a lot of record in an R-1 zone as a Special Exception. Proponent P & Z Comm. Copy of specific text is on file in the Office of the Town Clerk. Vote was unanimous.

Nino Martucci advised the Commission of the Road Bond Review necessary because of Sec. 26-2 of the Middletown Code of Ordinances.

On motion and second by Comms. Patnaude and Pillarella the Commission granted site plan approval for three projects in the Westlake P.R.D. to be known as Project 12 The Meadows, Project 13 Forest Glen, and Project 14 Maple Ridge consisting of 610 units as depicted on a series of maps entitled, "Valley Park at Westlake PRD, dated 9/12/86" with the following conditions: (a) that not more than 250 certificates of occupancy be issues prior to 9/15/87, not more 432 certificates of occupancy be issued prior to 9/15/88, not more than 538 certificates of occupancy prior to 3/15/89, and not more than 610 certificates of occupancy prior to 9/15/89; and (b) the bulky waste due to construction shall not be placed in the City of Middletown land-fill. Applicant/agent Callahan Development Company/Atty. Dowley. Vote was unanimous.

On motion and second by Comms. Carta and Patnaude the Commission agreed to grant final approval for Section III (lots 1 thru 18 and 38 thru 50 and 90) as depicted on a map entitled, "Woodland Terrace Subdivision, dated 7/10/86", 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 K & F Realty/Atty. Karpel. Vote was unanimous.

APPROVED 2  
MODEL HOMES  
BRECHLIN SUBDIVI-  
SION  
K & F REALTY

On motion and second by Comms. Pillarella and Carta the Commission approved a request to build two model houses on lots 3 and 4 of the Brechlin subdivision. Applicant/agent K & F Realty/Atty. Karpel. Vote was unanimous. Comm. Leinwand disqualified himself and Comm. Thompson acted in his place.

GRANTED LOT CERT  
SOUTH FRONT ST.  
L. HINTZ.

On motion and second by Comms. Pillarella and Roccapriore the Commission granted lot certification for a parcel of land located on South Front Street as depicted on a map entitled, "Property of Leonard W. Hintz, dated 8/11/86". Applicant/agent Leonard W. Hintz/Atty. Raczka. Vote was unanimous.

WITHDREW NON-  
CONFORMING USE  
218 SMITH ST.  
J. FONG

The Commission accepted the withdrawal of a request to change a non-conforming use located at 218 Smith St. for the use of two buildings to a woodworking shop and storage. Applicant John Fong.

SCHEDULED P.H.  
7 LOT SUBDIVISION  
NEWFIELD ST. &  
TIGER LANE  
P.J.S. DEV CO

On motion and second by Comms. Patnaude and Roccapriore the Commission scheduled a public hearing on 10/8/86 to consider a proposed 7 lot subdivision located on Newfield St. and Tiger Lane. Applicant/agent P.J.S. Development Company. Vote was unanimous.

GRANTED G.S.8-24  
REPORT SALE OF  
COUNTY LANE

On motion and second by Comms. Leinwand and Carta the Commission gave an affirmative G.S. 8-24 Report regarding the sale of County Lane to Farmers and Mechanics Savings Bank. Applicant Municipal Development Committee. Vote was unanimous.

APPROVED S.E.  
RESOURCE RECOVERY  
FACILITY NEAR  
SILVER MINE RD.  
AMERICAN REF-FUEL

On motion and second by Comms. by Comms. Leinwand and Pillarella the Commission approved a special exception to permit a resource recovery facility located near Silver Mine Road with the condition that MRRRA speak with the Water Pollution Control Authority regarding sludge. Applicant/agent American Ref-Fuel/Cummings and Lafayette. Vote was unanimous.

APPROVED SITING  
OF ELECTRIC  
GENERATING FACILIT  
AMERICAN REF-FUEL

On motion and second by Comms. Leinwand and Pillarella the Commission approved the siting of the resource recovery facility as an electric generating facility to be located near Silver Mine Road. Applicant/agent American Ref-Fuel/Cummings and Lafayette. Vote was unanimous.

REPORTS

No Reports

ADJOURNMENT

Adjournment 11:20 P.M.

Approved at the Meeting of \_\_\_\_\_  
Louis A. Carta, Secretary  
Planning and Zoning Commission

Minutes prepared by,

Hope P. Kasper