

Chm. Stephen T. Gionfriddo, Vice-Chm. Giuffrida, Sec'y Louis A. Carta arrived at 7:08 P.M., Steven J. Leinwand, William A. Pillarella, Sebastian J. Passanesi, and alternates: Stephen Gadomski, Thomas E. Hutton, Jr.; and Dir. P. W. Salvatore Fazzino, Ex-Officio	COMMISSION MEMBERS PRESENT
Mayor Sebastian J. Garafalo, Ex-Officio, Rose Sbalcio, and alternates: Paul P. Parisi and Richard Thompson	MEMBERS ABSENT
Comm. Pillarella was designated Acting Secretary for item 1 until Comm. Carta arrived at 7:08 P.M. Comm. Gadomski acted for Comm. Sbalcio.	ACTING MEMBERS
Dir. George A. Reif, Nino Martucci, Planner, Hope Kasper, Secretary	STAFF
Jackie Cutler, Reporter, Hartford Courant; Lucas Held, Reporter, Middletown Press; and approximately 140 members of the public.	OTHERS
There was a public hearing prior to the Regular Meeting.	P.H. 9/25/85
At the close of the public hearing at approximately 9:50 P.M. a 10 minute recess was called by the Chairman.	RECESS DISCUSSION WITH PUBLIC
Atty. Sprecher requested the Commission entertain an application for a home occupation permit for his client Whitney Withey. Chm. Gionfriddo advised Atty. Sprecher that his request will be directed to the City Attorney for an opinion.	H.O. - W. WITHEY SOUTH MAIN ST.
Atty. White requested to be placed on the New Business section of the agenda to consider final approval of Section III of a subdivision known as Royal Oak Park. Atty. White also on behalf on his client requested at half the sidewalks be eliminated from contractual agreement.	ROYAL OAK PARK S. MAIN ST. RTE 17
Fred Schettino advised the Commission that stuffed animals were being stored in a garage located at 7 Stow Avenue where the Commission had granted approval for a home occupation only within the basement area of the house of the applicant. Chm. Gionfriddo requested a full report from Bob Frank, Zoning Enforcement Officer.	H.O. -PITRUZZELLO 7 STOW AVE.
On motion and second by Comms. Gadomski and Leinwand the Commission approved the minutes of the August 28, 1985 meeting. Vote was unanimous.	APPROVED MINUTES 8/28/85
On motion and second by Comms. Gadomski and Passanesi the Commission approved the minutes of the 9/11/85 meeting. Vote was unanimous.	APPROVED MINUTES 9/11/85
An agreement for a 65 day extension was received regarding a 64 lot subdivision off Maple Shade Road.	SUB. MAPLE SHADE RD.
An agreement for a 65 day extension was received regarding a 43 lot subdivision to be known as Valley Brook Village (formerly Pine Grove Cemetery).	SUB. VALLEY BROOK VILLAGE
On motion and second by Comms. Gadomski and Passanesi the Commission tabled a proposed Zoning Code text amendment regarding buffers between uses. Vote was unanimous.	TABLED BUFFERS
On motion and second by Comms. Leinwand and Gadomski the Commission tabled a lot division located on George Street. Applicant/agent Irene	TABLED LOT DIVISION GEORGE ST

Merritt/Atty. Karpel. The new provision which allows this division does not become effective until 9/30/85

On motion and second by Comms. Leinwand and Pillarella the Commission tabled site plan approval on Stoneycrest Drive. Applicant/agent Nick Fazzino/Atty. Cartelli. Vote was unanimous. Commissioner Passanesi disqualified himself.

TABLED SITE  
PLAN STONEYCREST  
DR. -N. FAZZINO

On motion and second by Comms. Passanesi and Giuffrida the Commission took no action regarding an application for placement of a small base station with an antenna atop a water storage tank because this use is prohibited in the R-1 zone. Applicant Motorola/IBM. Vote was unanimous.

NO ACTION  
ANTENNA  
MOTOROLA/IBM

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on 10/9/85 to consider a proposed 5 lot resubdivision located at Bartholomew Rd. Applicant/agent Sebastian and Laura Santostefano/Atty. Borkowski. Vote was unanimous.

SCHEDULED P.H.  
10/9/85  
RESUB. BARTHO-  
LOMEW RD. S. & L.  
SANTOSTEFANO  
APPROVED SITE  
PLAN & SUBDIVISION  
WESTLAKE P.R.D  
MIDCONN LIMITED  
PARTNERSHIP

On motion and second by Comms. Leinwand and Gadowski the Commission approved a site plan for a maintenance building and subdivision as depicted on a map entitled, "Westlake Boundary Map prepared for Midconn Limited Partnership, latest revision 8/21/85". Applicant/agent Midconn Limited Partnership/George Smilas. Vote was unanimous.

On motion and second by Comms. Gadowski and Pillarella the Commission issued a permit for a portable car crusher to recycle junk automobiles in the I-1 zones for a period of one year. Applicant Eastern Auto Recyclers. Vote was unanimous.

ISSUED PERMIT  
PORTABLE CAR  
CRUSHER IN I-1  
ZONE

On motion and second by Comms. Leinwand and Passanesi the Commission approved a special exception to permit adaptive reuse of historic buildings for office and retail located at 215 East Main St. formerly known as the Bliss Building as depicted on a plan entitled, "Property surveyed for Sanseer Mill Office Park, latest revision 9/19/85" with the following conditions: a. Public Works Dept. and Health Dept. requirements be met, and b. no retail use in the barn. Applicant/agent Harry W. Dickerson/LWB Development Co. Vote was 6 to 1. Commissioners voting in favor of the proposal were Comm. Leinwand, Comm. Gionfriddo, Comm. Giuffrida, Comm. Passanesi, Comm. Pillarella, and Comm. Gadowski. Commissioner voting in opposition to the proposal was Comm. Carta. The Commission felt this proposal was in compliance with the Plan of Development and Section 44 of the Zoning Code.

APPROVED S.E.  
BLDS. OFFICE &  
RETAIL 215 EAST  
MAIN ST. SAN-  
SEER MILL OFFICE  
PARK

On motion and second by Comms. Leinwand and Pillarella the Commission agreed to give final approval to PHS Development pending contractual agreement insuring installation of sidewalks, curbs and top coat on street together with a cash deposit for part of Section III in the Royal Oak Park subdivision. PHS Development/Atty. White. Vote was unanimous.

AGREED FINAL  
APPROVAL ROYAL  
OAK PARK SECTION  
III - PHS  
DEVELOPMENT

Chm. Gionfriddo read a letter to the Commission from Atty. Ripper regarding a subdivision located on East Ridge Road. Dir. Reif stated that Louis Carta was the applicant/agent and therefore the notice of decision was sent to Louis Carta rather than Atty. Ripper whose name did not appear on the application as agent.

REPORT  
EAST RIDGE RD.  
LOUIS A. CARTA

The public hearing was closed on item 2.1 regarding a special exception

CLOSED P.H.  
SANSEER MILL  
OFFICE PARK

located on 215 East Main St. Applicant/agent Harry W. Dickerson/LWB Development Co.

The public hearing regarding a 52 lot subdivision located off Higby Road was continued until the 10/9/85 meeting. CONTINUED P.H. SUB. HIGBY RD.

The Plan of Development and Zoning Code text and map were continued until the 10/9/85 public hearing. CONTINUED P.H. PLAN OF DEV. & REZONING REPORTS

A written report was given to the Commission regarding the Feldspar petition for an extension of its mining activities for another 10 year period and Conn. Radio Fellowship suit now in Federal Court. FELDSPAR & CT. RADIO FELLOWSHIP

Adjournment 11:10 P.M. ADJOURNMENT

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

Minutes prepared by,

Hope P. Kasper