

Chm. Stephen T. Gionfriddo, Vice-Chm. Thomas Hutton, Sec'y Louis A. Carta, Steven J. Leinwand, Sebastian J. Passanesi, William Pillarella, Stephen Gadomski, alternates: Gerard Roccapriore, Christine Lindquist, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, alternates: Francis Patnaude, Richard Thompson

ABSENT
MEMBERS

Comm. Roccapriore acted for Comm. Carta who disqualified himself on item 2.3 of the public hearing. Comm. Leinwand was designated Acting Secretary. Comm. Roccapriore acted for Comm. Gionfriddo who disqualified himself on item 2.5 of the public hearing. Vice-Chm. Hutton was designated Acting Chairman.

ACTING
MEMBERS

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

STAFF

Lucas Held, Reporter, Middletown Press; and approximately 80 members of the public.

OTHERS

Chm. Gionfriddo closed all the public hearing proposals with the exception of item 2.5 proposed 12 lot subdivision to be known as Meadows Wood Estates located off Flynn Lane and East St, applicant/agent United Construction, Inc./Glenn J. Russo and item 2.6 proposed 7 lot subdivision located on Newfield St. and Tiger Lane which were continued until the November 12, 1986 meeting.

P.H. 10/8/8

Charles Harris commended the Commission for their approval of the three most recent projects in the Westlake P.R.D. He also suggested that a chipper be used to dispose of trees and stumps during construction. He suggested to the Commission that there should be regulations prohibiting the posting of signs on utility poles. Chm. Gionfriddo requested that the staff compose language to deal with this problem.

DISCUSSION
WITH PUBLIC

On motion and second by Comms. Leinwand and Hutton the Commission approved the minutes of the 9/24/86 meeting. Vote was unanimous.

APPROVED
MINUTES 10/

Chm. Gionfriddo requested that ownership of open space in recently authorized subdivisions be removed from the agenda.

OPEN SPACE

On motion and second by Comms. Hutton and Pillarella the Commission agreed to grant final approval for Phas II of the Sylvan Run subdivision as depicted on a map entitled, "phase II Final Plan Sylvan Run Subdivision Plan Bysiewicz Resubdivision, dated 9/5/86" with the stipulations that (a) a contract be executed for completion of sidewalks, curbing,

GRANTED FIN
APPROVAL PH
II SYLVAN RI
T. BYSIEWIC

and top coat on street, (b) a cash deposit, and (c) that the open space agreement be reviewed by the City Attorney's Office and approved by same. Applicant/agent Thaddeus P. Bysiewicz/Atty. Thomasson. Vote was unanimous.

TABLED RE-
QUEST -
CONN. RADIO
FELLOWSHIP
ROUND HILL R

On motion and second by Comms. Leinwand and Pillarella the Commission tabled a request for permission to move the transmission tower from its present location on Round Hill Rd. back approximately 400 feet off the road since no drawings had been submitted. Applicant/agent Conn. Radio Fellowship/Atty. Wood. Vote was unanimous.

GRANTED SITE
PLAN APPROVA
CEDAR VILLAG
P.R.D.
PHASE III
CONN. PROPER
TIES LTD

On motion and second by Comms. Leinwand and Pillarella the Commission granted site plan approval for Phase III to be known as Cedar Ridge Townhouses in the Cedar Village P.R.D. as depicted on a series of maps showing improvements to be made and a map entitled, "Plan Showing Alternate Route For Cedar Ridge Townhouses, dated 8/5/86" with the stipulations that (a) reactivate the homeowner association concerning the open space, (b) install a stop sign at the intersection of Julia Terrace and Village Drive, (c) construction shall begin with Village Drive and the proposed new street, (d) bulky waste due to construction shall not be placed in the City of Middletown land-fill, and (e) a sewer easement shall be granted to the south in favor of the City of Middletown. Applicant/agent Conn. Properties Ltd. Partnership/Atty. Dowley. Vote was unanimous.

Dir. Rief informed the Commission that Public Act 86-236 and Amended Subsection 8-3 (g) was changed. He also submitted to the Commission a memo from the City Attorney describing same.

PUBLIC ACT
86-236

Dir. Reif submitted to the Commission a memo from the City Attorney regarding taping of the Planning and Zoning Commission's public hearing. Dir. Reif also through the Mayor requested assistance to tape the public hearings. Chm. Gionfriddo stated he would discuss the subject with the City Attorney and report back to the Commission.

TAPING OF
P & Z MEETING

On motion and second by Comms. Leinwand and Hutton the Commission granted final approval for the Thaxter subdivision located on Westfield St. and Camp St. Applicant/agent James B. and Alma Thaxter/Atty. Poliner. Vote was unanimous. Comm. Pillarella abstained from voting and Comm. Roccapriore acted in his place..

GRANTED FINAL
APPROVAL
THAXTER SUB
WESTFIELD ST.
& CAMP ST.
J & A THAXTER

City Attorney, Ralph Wilson, directed release of a cash deposit for the Royal Oak Subdivision after acceptance of required work by the Zoning Enforcement Officer rather than requiring any action by the Commission, all as written in the contract with the developer.

CASH DEPOSIT
RELEASED
ROYAL OAK
SUBDIVISION

On motion and second to approve, the Commission unanimously denied a special exception to permit four rear lots located.

DENIED S.E.
REAR LOTS

on Ridge Road. Applicant/agent E. Leroy Brock/T. F. Jackowiak. The Commission felt more information was needed concerning servicing the lots with City sewers and to date had not been provided to them.

RIDGE RD.
E. L. BROCK

On motion and second to approve, the Commission unanimously denied a 6 lot subdivision located on Middlefield St. Applicant/agent Frank Chowaniec/Atty. Ripper. The Commission felt the proposal was not in compliance with the requirements of the Subdivision Regulations.

DENIED 6 LOT
SUBDIVISION
MIDDLEFIELD S
F. CHOWANIEC

The Commission requested that language concerning rear lots be amended and presented to them at the next meeting.

REAR LOT
PROPOSED AMEN
MENT

On motion and second by Comms. Leinwand and Hutton the Commission granted approval for a special exception to permit an auto dealership (new and old) located on Newfield St. with the stipulation that the access road to the bulky waste site be pave. Applicant/agent Middletown Toyota/Atty. Karpel.

GRANTED S.E.
AUTO DEALER-
SHIP
NEWFIELD ST.
MIDDLETOWN
TOYOTA

On motion and second by Comms. Leinwand and Pillarella the Commission granted approval for a 3 lot subdivision as depicted on a map entitled, "Subdivision Of Portion Of Property Owned By Michael Kane Brick Co., dated 9/9/86" located on the easterly side of Newfield St. Applicant/agent Joseph Klimas, Sr./Atty. Karpel. Vote was unanimous.

GRANTED 3 LOT
SUBDIVISION
NEWFIELD ST.
KANE BRICK CO

On motion and second by Comms. Leinwand and Hutton the Commission adopted Zoning Code text amendment with revisions 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. Effective date is October 20, 1986 as decided by the Commission. Vote was unanimous.

ADOPTED Z.C.
TEXT AMEND-
MENT
MIN. LOT SIZE
2 FAMILY
DWELLING AS
S.E.

Information concerning Capital Facilities Plan was distributed to the Commission.

REPORTS
CAPITAL
FACILITIES
PLAN

The Zoning Enforcement Officer's report was submitted to the Commission.

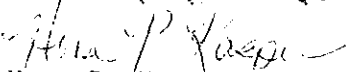
Z.E.O.
REPORT

Adjournment 10:20 P.M.

ADJOURNMENT

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

Minutes prepared by,


Hope P. Kasper