

PLANNING AND ZONING COMMISSION REGULAR MEETING OCTOBER 22,
1986 7:00 P.M. Page 1 of 3

Chm. Stephen T. Gionfriddo, Sec'y Louis A. Carta, Steven J. Leinwand, Sebastian J. Passanesi, William Pillarella, alternates: Francis Patnaude, Gerard Roccapriore, Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Vice Chm. Thomas Hutton, Stephen Gadowski, alternates: Christine Lindquist, Richard Thompson

ABSENT MEMBERS

Comm. Patnaude acted for absent Comm. Hutton and Comm. Roccapriore acted for absent Comm. Gadowski. Comm. Roccapriore was designated acting secretary.

ACTING MEMBERS

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

STAFF

Lucas Held, Reporter, Middletown Press; and approximately 40 member of the public.

OTHERS

Chm. Gionfriddo closed the public hearing regarding an application for special exception to continue natural resource extraction located off River Road for Feldspar Corp. Applicant/agent The Feldspar Corp./David Mylchreest.

P.H. 10/22/86

Atty. William Howard advised the Commission that Wesleyan University was considering a sports complex located near Knowles Ave. and Warner Ave. Dir. Reif stated the Wesleyan University must go through the normal process of site plan review just as any other applicant must do.

DISCUSSION WITH
PUBLIC

Mrs. Coley requested that the Commission begin working again on the Plan of Development.

George Souto expressed his concerns regarding Phase III of Cedar Village and questioned why he was not notified of the new proposal and why a public hearing was not scheduled. Chm. Gionfriddo explained that the new proposal was the same as the original site plan approved previously and did not require a public hearing.

Charles Harris expressed his concerns regarding a sedimentation pond located on Newfield Street where Middletown Toyota will be relocating. He requested that the maintenance of the pond be monitored.

On motion and second by Comms. Roccapriore and Patnaude the Commission approved the minutes of the 10/8/86 meeting. Vote was unanimous.

APPROVED MINUTES
10/8/86 MEETING

Chm. Gionfriddo reported to the Commission that the procedure that is being used to record public hearings was adequate at

P.H. RECORDINGS

this time and therefore suggested that changes not be made at this time.

On motion and second by Comms. Leinwand and Passanesi the Commission denied request for permission to move the transmission tower from its present location on Round Hill Rd. back approximately 400 feet off the road. Applicant/agent Conn. Radio Fellowship/Atty. Wood. Vote was unanimous. The Commission determined that the applicant did not have a complete application therefore rejected the request. The applicant did not submit a site plan of their request.

DENIED TOWER RELOCATION ROUND HILL RD. CONN. RADIO FELLOWSHIP

Request for site plan approval for 26 condos to be located in the Orange Area of Wesleyan Hills PRD located off Laurel Grove Road and a 21 lot subdivision in the Yellow Area located off Long Hill Rd. were removed from the agenda and held for further staff review.

ORANGE AREA CONDOS & YELLOW AREA SUBDIVISION REMOVED FROM AGENDA

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on 11/12/86 to consider a special exception to permit a 2 family dwelling located on 85-87 Grove St. Applicant/agent Joseph S. and Joseph C. Virgadula/Atty. Dowley. Vote was unanimous.

SCHEDULED PH 2 FAM DWEG 85-87 GROVE ST. J & J VIRGADULA

On motion and second by Comms. Leinwand and Passanesi the Commission granted a one year extension of a special exception to permit an elderly group home located on Congdon St. and Ridgewood Road. for the Lutheran Service Association of New England, Inc. Applicant/agent Lutheran Service Association of New England, Inc./Atty. Cartelli. Vote was unanimous.

GRANTED ONE YEAR EXTENSION ELDERLY HOME CONGDON ST. RIDGEWOOD RD. LUTHERAN SERVICE ASSO

On motion and second by Comms. Leinwand and Pillarella the Commission scheduled a public hearing on 11/12/86 to consider proposed Zoning Code and Subdivision Regulations text amendments to modify Rear Lots. Copy of text on file in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous. Comm. Carta disqualified himself.

SCHEDULED PH 11/12/86 Z.C. S.R. TEXT AMENDMENTS REAR LOTS

On motion and second by Comms. Leinwand and Patnaude the Commission scheduled a public hearing on 11/12/86 to consider a one lot resubdivision located on Chamberlain Hill Road. Applicant Carl O. Hayn. Vote was unanimous.

SCHEDULED PH ONE LOT RESUBDIVISION CHAMBERLAIN HILL RD. HA

Dir. Reif informed the Commission that a City Ordinance existed regarding prohibiting placing signs on utility poles.

CITY ORDINANCE SIGNS ON UTILITY POLES

On motion and second by Comms. Leinwand and Pillarella the Commission gave an affirmative G.S. 8-24 Report concerning the sale of a City owned parcel of land located on Jackson St. Applicant Municipal Development Committee. Vote was unanimous.

GAVE AFFIRMATIVE G.S. 8 JACKSON ST. SALE OF LAND

On motion and second by Comms. Leinwand and Pillarella the

Commission approved special exception to continue natural resource extraction located off River Road for Feldspar with the stipulations that Fedlspar comply with a letter dated October 21, 1986 from Patricia S. Leavenworth of the Soil Conservation Service and that a performance bond be submitted to the City of Middletown in the amount of \$5,000 for each acre realted to the application. Applicant/agent The Feldspar Corp./David Mylchreest. Vote was unanimous.

GRANTED S.E. NATURAL RE-SOURCE EX-TRACTION RIVER RD. FELDSPAR

Comm. Leinwand requested that suggestions to change zoning for an area located on Newfield Street be sent to the Commission for their December 10, 1986 meeting.

REZONING NEWFIELD ST.

On motion and second by Comms. Passanesi and Pillarella the Commission denied a request to eliminate sidewalks on a section of the Blue Acres Subdivision (fronting on Long Hill Road) located in the Wesleyan Hills P.R.D. Applicant/agent Hill Development. Vote was unanimous.

DENIED RE-QUEST TO ELIMINATE SIDEWALKS BLUE ACRES S

No Reports

REPORTS

Adjournment 8:30 P.M.

ADJOURNMENT

Approved at the Meeting of _____
Gerard Roccapriore, Acting Secretary
Planning and Zoning Commission

Minutes prepared by,
Hope P. Kasper
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