

Vice-Chm. Stephen Gionfriddo, Sebastian Passanesi, Stephen P. Shapiro, Anthony J. Vasiliou arrived at 7:11 P.M., Jennifer Alexander, Philip Halibozek, W. Lee Osborne, Sebastian Timbro, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION  
MEMBERS PRESENT

Chw. Ann Loffredo, John Robinson, Stephen Gadomski, Mayor Sebastian J. Garafalo, Ex-Officio

ABSENT MEMBERS

Alternate Comm. Jennifer Alexander acting for absent Comm. Ann Loffredo. Alternate Comm. Philip Halibozek acted for absent Comm. John Robinson. Alternate Comm. Lee Osborne acted for absent Comm. Stephen Gadomski. Vice-Chm. Stephen T. Gionfriddo was designated Chairman. Comm. Sebastian Timbro was designated acting Secretary.

ACTING MEMBERS

William Warner, Planning Director

STAFF

Charles Stannard, Reporter, Middletown Press and approximately 70 members of the public

OTHERS

On motion and second by Comms. Shapiro and Timbro the Commission approved the minutes of the 10/14/92 meeting. Vote was unanimous.

ITEM 2  
A P P R O V E D  
M I N U T E S  
10/14/92

The Commission acknowledged the Zoning Enforcement Officer's Report.

ITEM 3  
A C K N O W L E D G E D  
Z E O R E P O R T

On motion and second by Comms. Shapiro and Timbro the Commission denied a request for final approval of lots 1 - 11 on Sherman Lee Drive in the Lee Farm Estates Subdivision. Applicant/agent Elizabeth Verna S91-6. Vote was unanimous.

ITEM 4.1  
D E N I E D F I N A L  
A P P R O V A L L E E  
F A R M E S T A T E S

On motion and second by Comms. Shapiro and Halibozek the Commission denied a request to divide Phase 5 of the Hubbard Estates Subdivision into two sections. Applicant/agent Yvon Beaudoin Builder, Inc./Atty. Frank St. John S87-60. Vote was unanimous.

ITEM 4.2  
D E N I E D D I V I S I O N  
P H A S E 5 H U B B A R D  
E S T A T E S  
S U B D I V I S I O N

On motion and second by Comms. Shapiro and Timbro the Commission approved a minor revision to the previously approved special exception at the Middlesex Hospital out patient facility on Saybrook Road to allow an addition for a MRI facility. Applicant/agent Middlesex Hospital/W. Randolph Code SE86-1. Vote was unanimous.

ITEM 4.3  
APPROVED MINOR  
R E V I S I O N  
M I D D L E S E X  
HOSPITAL MRI  
F A C I L I T Y  
SAYBROOK RD

On motion and second by Comms. Shapiro and Timbro the Commission tabled a request for cash release of the remaining cash deposit being held for the Laurelwood Estates Subdivision. Applicant/agent Richard Romeo/Patricia Ingellis S87-13. Vote was unanimous.

ITEM 4.4  
TABLED CASH  
R E L E A S E  
L A U R E L W O O D  
E S T A T E S  
SUBDIVISION

William Warner explains purpose of presentation. Robert Fusari reads presentation into record. Todd Parsons pointed at the Plans on boards. Acting Chairman Gionfriddo suggests a site walk to see the layout of the land. The Commission tabled a preliminary discussion regarding the required open space schematic for Section III of the Meadows at Riverbend and scheduled a special meeting for a site visit on 11/7/92 at 10:00 A.M. Applicant/agent Tuttle Road Associates/Robert Fusari S91-15.

ITEM 4.5  
TABLED OPEN  
SPACE SCHEMATIC  
M E A D O W S     A T  
RIVERBEND

On motion and second by Comms. Shapiro and Halibozek the Commission tabled a request for final approval of Phase 2, Section 2 of the Meadows at Riverbend. Vote was unanimous. Applicant/agent Tuttle Road Associates/Robert Fusari S91-15

ITEM 4.6  
TABLED FINAL  
APPROVAL PHASE  
2, SECTION 2,  
M E A D O W S     A T  
RIVERBEND

On motion and second by Comms. Shapiro and Timbro the Commission scheduled a public hearing on 11/12/92 to consider a proposed special exception to allow a social club in the I.D. zone located on 1 Vine Street. Applicant/agent Salvatore Mazzotta SE92-18. Vote was unanimous.

ITEM 5.1  
P.H. 11/12/92  
S.E. SOCIAL  
CLUB 1 VINE ST

On motion and second by Comms. Shapiro and Timbro the Commission scheduled a public hearing on 11/12/92 to consider a proposed special exception to allow a real estate office in the MX zone located on 861 Newfield St. Applicant/agent Patricia Dubey SE92-19. Vote was unanimous.

ITEM 5.2  
PUBLIC HEARING  
11/12/92 S.E.  
OFFICE 861  
NEWFIELD ST

Director of Public Works Salvatore Fazzino explained the proposal has occurred in the past and was just expanding an activity. On motion and second by Comms. Shapiro and Halibozek the Commission approved City leaf composting activities as an accessory use to the City Yard operation located on 485 Washington Street and Thomas Street. Applicant/agent Public Works Dept. Vote was unanimous.

ITEM 5.3  
APPROVED LEAF  
COMPOSTING CITY  
YARD 485  
WASHINGTON  
STREET

On motion and second by Comms. Halibozek and Timbro the Commission scheduled a public hearing on December 9, 1992 to consider a proposed Zoning Code text amendment to Section 37, I-3 Special Industrial Zone, subsection 37.00, Description of Zone. Proponent P & Z Commission. Vote was unanimous.

ITEM 5.4  
SCHEDULED P.H.  
12/9/92 ZONING  
CODE TEXT  
AMENDMENT  
SECTION 37 I-3  
ZONE

There is a tape recording of the entire public hearing available in the Planning and Zoning Department.

ITEM 6  
TAPE RECORDING  
PUBLIC HEARING

Comm. Shapiro read the legal notice. William Warner explained his bus parking report. Comm. Osborne noted that he listened to the tapes of the previous meeting when he was absent. Atty. Ripper responded to the bus parking report and spoke specifically about the number of sites. He expressed an interest in the Standpipe Road site and explained that he felt it is the most suitable site. Comm. Gionfriddo felt the staff report made sense and he was willing to encourage the applicant to work with staff. Atty. Ripper withdrew the application. On motion and second by Comms. Shapiro and Timbro the Commission accepted the applicant's withdrawal of the proposed Zoning Code text amendment to add Sections 44.08.38 and 61.02.24, "Bus Parking, Maintenance and Repair" as a special exception in the B-2 (General Business) zone. Applicant/gent James R. Ripper, Trustee Z92-15. Vote was unanimous.

ITEM 6.1  
WITHDREW ZONING  
CODE TEXT  
AMENDMENT BUS  
PARKING,  
MAINTENANCE AND  
REPAIR

The second application on the public hearing was a proposed Zoning Map amendment to rezone the lots zones R-15 fronting on the north side of Washington Street between Old Mill Road and Plaza Drive from Residential (R-15) zone to General Business (B-2) zone. Applicant/agent Marsha D. Clark, Theodore Tine etal/Atty. Robert S. Palmer Z92-19. Chm. Gionfriddo explained the public hearing procedure. Atty. Palmer presented the application and submitted photographs. Comm. Sebastian Passanesi disqualified himself. Atty. Palmer explained the parcels included in the rezoning. Comms. Osborne and Timbro questions lot 12. Mr. Haggarty, Ed Eldridge, and Ted Tine spoke in favor of the application. Roy Briggs, Peter Fitzpatrick, Nella Wilson, Phil Redford, Vincent Amato, Ben Chowanic, Earl Roberts, Mary Abono, and Ed Larson spoke in opposition of the application and cited traffic, drainage problems, and flooding as their concerns. Atty. Palmer did not rebut. William Warner, Planning Director, read Department Of Transportation's letter into the record. On motion and second by Comms. Shapiro and Timbro the Commission closed the public hearing and scheduled the application as Old Business at their next meeting. Vote was unanimous.

ITEM 6.2  
RE ZONING  
WASHINGTON  
STREET BETWEEN  
OLD MILL ROAD  
AND PLAZA DRIVE

Atty. Palmer explained the third application on the public hearing which was an application to add an amendment to the Zoning Code under Section 33.06, "Buffer and Ingress and Egress Requirements" to Section 33, B-2 General Business Zone. Applicant/agent Marsha D. Clark, Theodore Tine et al/Atty. Robert S. Palmer Z92-18. Phil Redford was opposed. Carl Bolz asked for modification of the text addition. On motion and second by Comms. Shapiro and Halibozek the Commission closed the public hearing and scheduled the application for Old Business at their next meeting. Vote was unanimous.

ITEM 6.3  
ZONING CODE  
TEXT ADDITION  
SECTION 33, B-2  
ZONE GENERAL  
BUSINESS

The fourth item on the agenda was an application for a special exception to allow adaptive reuse as retail space for antiques, crafts, flea and farm market in the flood plain located on 48-84 North Main Street. Applicant/agent Elaine H. O'Connor/Donald O'Connor SE92-17. George Felner presented the application and reviewed the history of the building and the comments from Ann Street from the Greater Middletown Preservation Trust. Donald O'Connor also spoke in favor of the application. Comm. Gionfriddo questioned the future use of the area in the City's industrial study. Why encourage other non industrial uses. O'Connor responded and explained the building's structure. Comm. Shapiro discussed the parking and use of the railroad for industry. Comm. Alexander questioned the parking and whether or not the farm market was inside. Comm. Gionfriddo requested that staff check with the Department of Economic Development to see if the Meech and Standard is an integral part of the future plan for the area. Carl Bolz and Joe Dinegar had concerns. Comms. Gionfriddo and Vasiliou questioned the parking terms of the lease. On motion and second by Comms. Shapiro and Halibozek the Commission closed the public hearing. Vote was unanimous.

ITEM 6.4  
S P E C I A L  
EXCEPTION 48-84  
NORTH MAIN  
STREET ANTIQUE,  
CRAFT, FLEA,  
AND FARM MARKET

Thomas Salafia praised the Commission for looking for alternate sites for bus parking.

ITEM 7  
DISCUSSION WITH  
PUBLIC

Carl Bolz indicated that he felt the Meadows at Riverbend open space schematic should have a public hearing.

Adjournment was at approximately 9:55 P.M.

ADJOURNMENT

Respectfully submitted,

William Warner  
Planning Director

Approved at the meeting of \_\_\_\_\_.