

PLANNING AND ZONING COMMISSION REGULAR MEETING NOVEMBER 12, 1992,
7:00 P.M. PAGE 1 of 5

Chw. Ann Loffredo, Vice-Chm. Stephen T. Gionfriddo, Secretary John Robinson, W. Lee Osborne, Sebastian Passanesi, Stephen P. Shapiro, Anthony J. Vasiliou

COMMISSION
MEMBERS PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio, Jennifer Alexander, Philip Halibozek, Stephen Gadowski, Sebastian Timbro

MEMBERS ABSENT

There were no acting members

ACTING MEMBERS

William Warner, Planning Director

STAFF

Charles Stannard, Reporter, Middletown Press and approximately 25 members of the public.

OTHERS

On motion and second by Comms. Gionfriddo and Shapiro the Commission approved the minutes of the 10/28/92 meeting. Vote was unanimous.

ITEM 2
A P P R O V E D
MINUTES

The Commission acknowledged receipt of the Zoning Enforcement Officer's sign report and monthly report.

ITEM 3
ZEO REPORTS

On motion and second by Comm. Gionfriddo and Shapiro 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 4.1
TABLED CASH
R E L E A S E
LAURELWOOD
SUBDIVISION

On motion and second by Comms. Gionfriddo and Shapiro the Commission approved an open space schematic for Section III of The Meadows at Riverbend Subdivision as depicted on a map entitled, "Overall Conceptual Plan, The Meadows at Riverbend", dated 2/92. Applicant/agent Tuttle Road Associates/Robert Fusari S91-15. Vote was unanimous.

ITEM 4.2
APPROVED OPEN
SPACE PLAN THE
MEADOWS AT
RIVERBEND

On motion and second by Comms. Gionfriddo and Shapiro the Commission granted final approval of Phase 2, Section 2 of The Meadows at Riverbend Subdivision lots 52 - 68 on Shady Hill Road as depicted on a map entitled, "The Meadows at Riverbend, Section II, Shady Hill Road, " with the condition that (a) a cash deposit in the amount of \$6,500.00 for tree planting and deposit in the amount of \$47,500.00 for road work and related appurtenances, as outlined in a Public Work's memo dated 10/26/92, to be given to the City of Middletown to assure completion of any unfinished work; (b) execution of a contract between the developer and the City of Middletown; and (c) a mylar map is to be submitted. Applicant/agent Tuttle Road Associates/Robert Fusari S91-15. Vote was unanimous.

ITEM 4.3
GRANTED FINAL
APPROVAL THE
MEADOWS AT
RIVERBEND
SECTION II,
PHASE II

The Commission did not act on the Proposed Zoning Map amendment to rezone the lots zoned R-15 fronting on the north side of Washington Street between Old Mill Road and Plaza Drive to B-2 since there was not a quorum present to act on the application. Applicant/agent Marsha D. Clark, Theodore Tine etal/Atty. Robert S. Palmer Z92-19. Comms. Ann Loffredo and Sebastian Passanesi disqualified themselves.

ITEM 4.4
PROPOSED
RE ZONING
WASHINGTON
STREET - NO
QUORUM

The Commission did not act on a proposed Zoning Code text amendment to add Section 33.06, "Buffer and Ingress and Egress Requirements" to Section 33, B-2 General Business Zone since there was not a quorum present to act on the application. Applicant/agent Marsha D. Clark, Theodore Tine etal/Atty. Robert S. Palmer Z92-18. Comms. Sebastian Passanesi and Ann Loffredo disqualified themselves.

ITEM 4.5
PROPOSED ZONING
TEXT AMENDMENT
B-2 ZONE

On motion and second by Comms. Gionfriddo and Robinson the Commission approved a special exception to allow adaptive reuse as retail space for antiques, crafts, flea, and farm market in the flood plain on 48-84 North main Street with the proviso it meet departmental requirements. Applicant/agent Elaine H. O'Connor/Donald O'Connor SE92-17. Vote was unanimous.

ITEM 4.6
APPROVED S.E.
TO ALLOW CRAFT
FLEA AND FARM
MARKET 48-84
NORTH MAIN ST

On motion and second by Comms. Gionfriddo and Shapiro the Commission tabled a request for final approval of lots 7, 8, and 9 in the Westridge Estates Subdivision located off Randolph Road as displayed on a revised map dated 10/8/92. Applicant/agent Glenn Russo S90-22. Vote was unanimous.

ITEM 4.7
TABLED FINAL
A P P R O V A L
W E S T R I D G E
E S T A T E S L O T S 7,
8, & 9

On motion and second by Comms. Robinson and Shapiro the Commission scheduled a public hearing on December 9, 1992 to consider a proposed 21 lot subdivision located on east side of East Street to be known as Russell Ridge Subdivision II. Applicant/agent Thaddeus P. Bysiewicz S92-14. Vote was unanimous.

ITEM 5.1
SCHEDULED P.H.
12/9/92 - 21
LOT SUBDIVISION
RUSSELL RIDGE
II

On motion and second by Comms. Gionfriddo and Shapiro the Commission approved a request for a consignment and thrift shop as an accessory use activity at 163 Broad Street, corner of Washington Street and Broad Street, for the former St. Sebastian Convent. Applicant/agent St. Sebastian Home and School Association/Atty. Sebastian Giulinao. Helen Deambroise explained the situation and Comm. Gionfriddo questioned the parking arrangements. Vote was unanimous.

ITEM 5.2
A P P R O V E D
C O N S I G N M E N T A N D
T H R I F T S H O P S T.
S E B A S T I A N
C O N V E N T

On motion and second by Comm. Shapiro and Gionfriddo the Commission scheduled a public hearing on 12/9/92 to consider a proposed Zoning Code text amendment to create Section 39B Public Service Utility zone. (PSUZ). Proponent P & Z Comm.. Vote was unanimous.

ITEM 5.3
SCHEDULED P.H.
12/9/92 ZONING
TEXT AMENDMENT

On motion and second by Comms. Shapiro and Gionfriddo the Commission scheduled a public hearing on 12/9/92 for a proposed Zoning Map amendment to rezone a piece of city property at the southern end of Standpipe Road from R-15 Residential to Public Service Utility Zone (PSUZ). Proponent P & Z Comm. Vote was unanimous.

ITEM 5.4
SCHEDULED P.H.
1 2 / 9 / 9 2
R E Z O N I N G
S T A N D P I P E R O A D

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

PUBLIC HEARING
TAPE RECORDING

Atty. Paul Spanelia representing Salvatore Mazzotta explained the application to establish a social club. The club will promote a soccer team. Comm. Gionfriddo questioned why they couldn't meet informally in an apartment. Mazzotta stated that he needed a club for the soccer team. Comm. Robinson questioned whether or not the soccer team was a new idea and who lived in the apartments. Comm. Vasiliou questioned parking arrangements. Dir. Warner stated the updated plan addresses most parking concerns. No one spoke in favor of the social club. Atty. Vincent Marino representing Wesleyan University spoke in opposition to the application. Parking issues, insufficient parking, lot coverage, non-conforming lots, drainage, guard rails, entrance and exits were all concerns mentioned by Atty. Marino. Ben Chawanic and Joe Tine, and Ted Tine all spoke in opposition to the application with similar concerns. On motion and second by Comms. Shapiro and Osborne the Commission continued the public hearing until 12/9/92. Vote was unanimous.

ITEM 6.1
P.H. SPECIAL
EXCEPTION 1
VINE STREET
SOCIAL CLUB

← Chair
Disqualified
herself
WJ

On motion and second by Comm. Robinson and Gionfriddo the Commission approved a proposed special exception to allow a real estate office in the MX zone located on 861 Newfield Street with the proviso it meet all departmental comments. Applicant/agent Patricia Dubey SE92-19. Vote was unanimous. Patricia Dubey, owner of a real estate co., wants to expand the business to Newfield Street. Gionfriddo questioned how many employees? Patricia Dubey responded that there were 3 regular office employees, at all times. No one from the public spoke.

ITEM 6.2
APPROVED S.E.
REAL ESTATE
OFFICE 861
NEWFIELD ST

George Souto requested that the Commission walk the proposed bus parking site. Dattco should draw up the routes to get to Saybrook Road.

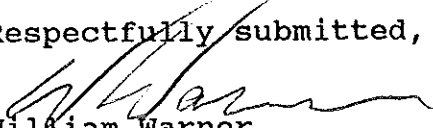
ITEM 7
DISCUSSION WITH
PUBLIC

On motion and second by Comms. Gionfriddo and Shapiro the Commission adjourned at 9:05 P.M. Vote was unanimous.

ADJOURNMENT

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Respectfully submitted,


William Warner
Planning Director

Approved at the meeting of 12/9/92.