

PLANNING AND ZONING COMMISSION REGULAR MEETING DECEMBER 9, 1992,
7:00 P.M. PAGE 1 OF 5

Ann Loffredo, Stephen T. Gionfriddo, W. Lee Osborne Stephen P. Shapiro, Anthony J. Vasiliou, Jennifer Alexander, Philip Halibozek	COMMISSION MEMBERS PRESENT
Mayor Sebastian J. Garafalo, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio, John Robinson, Sebastian Passanesi, Stephen Gadowski, Sebastian Timbro	MEMBERS ABSENT
Comm. Alexander acted for absent Comm. Robinson, Comm. Halibozek acted for absent Comm. Passanesi	ACTING MEMBERS
William Warner, Planning Director	STAFF
Charles Stannard, Reporter, Middletown Press and approximately 50 members of the public.	OTHERS
During the reorganizational portion of the meeting on motion and second by Comms. Shapiro and Alexander the Commission elected W. Lee Osborne as Chairman, Stephen T. Gionfriddo as Vice-Chairman and John Robinson as Secretary. Vote was unanimous. On motion and second by Comms. Gionfriddo and Shapiro the Commission designated Anthony J. Vasiliou as representative to MidState Regional Planning Agency. Vote was unanimous. No one was interested in serving on the Parking Authority. Both Comms. Gionfriddo and Shapiro thanked Ann Loffredo for her years of service as Chair of Planning and Zoning. Comm. Osborne took over as Chairman and appointed Ann Loffredo Acting Secretary due to the absence of John Robinson.	REORGANIZATIONAL MEETING
On motion and second by Comms. Gionfriddo and Shapiro the Commission approved the minutes of the 11\12\92 meeting. Vote was unanimous.	ITEM 2 APPROVED 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 Comms. 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 RELEASE LAURELWOOD SUBDIVISION

A motion to approve was made by Comm. Gionfriddo and seconded by Comm. Shapiro. Comm. Gionfriddo voted in favor with Comms. Osborne, Shapiro, Vasiliou, Alexander, and Halibozek opposed. Comm. Loffredo disqualified herself. Motion was defeated. Comm. Gionfriddo requested that staff prepare a revised proposal for the area. Applicant\agent Marsha D. Clark, Theodore Tine etal\Atty. Robert S. Palmer Z92-19

ITEM 4.2
DENIED REZONING
WASHINGTON STREET

A motion to approve was made by Comm. Gionfriddo and seconded by Comm. Shapiro. Motion was denied unanimously. Applicant\agent Marsha D. Clark, Theodore Tine etal\Atty. Robert S. Palmer Z92-18

ITEM 4.3
DENIED ZONING
TEXT AMENDMENT
B-2 ZONE

On motion and second by Comms. Gionfriddo and Shapiro the Commission accepted a request to withdraw the request for final approval of Lots 7, 8, and 9 in the Westridge Estates Subdivision. Applicant\agent Glenn Russo S90-22. Vote was unanimous.

ITEM 4.4
ACCEPTED
WITHDRAWAL FOR
FINAL APPROVAL
WESTRIDGE ESTATES
LOTS 7, 8, and 9

On motion and second by Comms. Gionfriddo and Shapiro the Commission granted final approval of the Eugene & Pauline Zaklukiewicz Subdivision located on Newfield Street. Applicant\agent Catherine Schmidt\Atty. Kenneth Atin S92-8
Vote was unanimous.

ITEM 4.5
GRANTED FINAL
APPROVAL
ZAKLUKIEWICZ
SUBDIVISION
NEWFIELD STREET

On motion and second by Comms. Gionfriddo and Shapiro the Commission approved a request for release of cash deposit being held for the Laurel Heights Subdivision with conditions. Applicant\agent Frank Rak S87-14. Vote was unanimous.

ITEM 4.6
APPROVED REQUEST
FOR RELEASE OF
CASH DEPOSIT WITH
CONDITIONS LAUREL
HEIGHTS
SUBDIVISION

On motion and second by Comms. Gionfriddo and Shapiro the Commission approved a request for release of cash deposit being held for the Woodbine Subdivision with conditions. Applicant\agent Frank Rak S86-18. Vote was unanimous.

ITEM 4.7
APPROVED REQUEST
FOR RELEASE OF
CASH DEPOSIT WITH
CONDITIONS
WOODBINE
SUBDIVISION

On motion and second by Comms. Gionfriddo and Shapiro the Commission approved the request for release of cash deposit being held for the Red Area, Section III Subdivision located in the Wesleyan Hills PRD. Applicant\agent Hill Development Corp.\Joseph G. Lombardo P.R.D. I Vote was unanimous.

ITEM 4.8
APPROVED REQUEST
FOR RELEASE OF
CASH DEPOSIT RED
AREA SECTION III
SUBDIVISION

On motion and second by Comms. Gionfriddo and Shapiro the Commission granted final approval of the Joseph Mazzotta Subdivision located on Alsace Terrace with the condition that a note on the mylar be modified as requested. Applicant\agent Joseph Mazzotta\Atty. Dean Thomasson S92-1. Atty. Thomasson addressed the Commission and explained his request for revision. Comm. Gionfriddo addressed the issue. Vote was unanimous.

ITEM 4.9
GRANTED FINAL
APPROVAL WITH
CONDITIONS
JOSEPH MAZZOTTA
SUBDIVISION
ALSACE TERRACE

On motion and second by Comms. Loffredo and Gionfriddo the Commission granted final approval with all departmental conditions of the Thaddeus Bysiewicz Subdivision located on East Street. Applicant\agent Thaddeus Bysiewicz\Atty. Dean Thomasson S90-16. Vote was unanimous.

ITEM 4.10
GRANTED FINAL
APPROVAL WITH
CONDITIONS
T. BYSIEWICZ
SUBDIVISION
EAST STREET

On motion and second by Comms. Shapiro and Loffredo the Commission scheduled a public hearing on 1\13\93 to consider a proposed 8 lot subdivision located on east side of Arbutus Street near Randolph Road. Applicant\agent Gullitti Builders, Inc.\David B. Mylchreest S92-16. Vote was unanimous.

ITEM 5.1
SCHEDULED P.H.
1\13\93 - 8 LOT
SUBDIVISION
ARBUTUS STREET

On motion and second by Comms. Shapiro and Loffredo the Commission scheduled a public hearing on 1\13\93 to consider a proposed 7 lot subdivision and special exception to allow cluster design located on the south side of Toll Gate Road near the intersection of Brooks Road and east of Saybrook Road. Applicant\agent Sebastian C. Mazzotta\David B. Mylchreest S92-15. Vote was unanimous.

ITEM 5.2
SCHEDULED P.H.
1\13\93 - 7 LOT
SUBDIVISION AND
SPECIAL EXCEPTION
TOLL GATE ROAD

On motion and second by Comms. Shapiro and Loffredo the Commission scheduled a public hearing on 1\13\93 to consider a proposed 4 lot subdivision located on the south side of Chamberlain Road. Applicant\agent John and Emilio Greco S92-17. Vote was unanimous.

ITEM 5.3
SCHEDULED P.H.
1\13\93 - 4 LOT
SUBDIVISION
CHAMBERLAIN ROAD

On motion and second by Comms. Gionfriddo and Shapiro the Commission approved the interpretation of Section 40 of the Zoning Code in regard to the Oddfellows Playhouse to clarify and classify the use under Section 40.04.08. Applicant\agent Oddfellows Playhouse\ Elizabeth Morgan. Vote was unanimous.

ITEM 5.4
APPROVED
ZONING CODE
INTERPRETATION
SECTION 40
ODDFELLOWS
PLAYHOUSE

On motion and second by Comms. Shapiro and Gionfriddo the Commission scheduled a public hearing on 1\13\93 to consider a proposed special exception to allow a leaf composting facility on O'Brien Drive. Applicant\agent Department of Public Works SE92-20. Vote was unanimous.

ITEM 5.5
SCHEDULED P.H.
1\13\93 - SPECIAL
EXCEPTION FOR
LEAF COMPOSTING
FACILITY ON
O'BRIEN DRIVE

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

PUBLIC HEARING
TAPE RECORDING

The Secretary read the legal notice into the record. No one was present to speak in favor. Atty. Vincent Marino, representing Wesleyan University, spoke in opposition and discussed drainage and lot coverage issues among others. On motion and second by Comms. Gionfriddo and Shapiro the Commission closed the public hearing and placed the item under Old Business. Vote was unanimous. Comm. Loffredo disqualified herself.

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

The Chairman read the request to postpone the public hearing into the record. On motion and second by Comms. Gionfriddo and Shapiro the Commission postponed the public hearing until January 13, 1992. Vote was unanimous.

ITEM 6.2
POSTPONED P.H.
PROPOSED 21 LOT
SUBDIVISION -
RUSSELL RIDGE II

William Warner briefly presented the new PSUZ language. Comm. Halibozek questioned the proposal. William Warner, Comm. Osborne and Comm. Gionfriddo offered clarification. Comm. Loffredo questioned why not leaf composting. John Barton and Earle Roberts spoke in opposition. On motion and second by Comms. Gionfriddo and Shapiro the Commission closed the public hearing and placed the item on the next agenda as Old Business. Comm. Halibozek voted in opposition to the motion.

ITEM 6.3
CLOSED P.H.
PROPOSED ZONING
TEXT AMENDMENT
PSUZ ZONE

William Warner made a lengthy presentation of the application. Atty. Ripper spoke in support of the proposal. John Barton, Katchen Coley, Melanie Giamei represented South Middletown Association. Joe Stepanski, Kristina Winston, George Souto, Carl Bolz, David Gerve, W.J. Nolton, Howard Reed, Earle Roberts, and Frank LoSacco all spoke in opposition. Atty. Ripper responded to some concerns and Comm. Vasiliou questioned the members of the public. Comm. Halibozek disqualified himself. On motion and second by Comms. Shapiro and Alexander the Commission continued the public hearing until 1\13\93. Vote was unanimous.

ITEM 6.4
CONTINUED P.H.
PROPOSED ZONING
MAP AMENDMENT
PSUZ ZONE
STANDPIPE ROAD

William Warner presented the proposal and indicated the change was recommended by the City Attorney's Office. Comm. Gionfriddo clarified the situation. Frank LoSacco spoke about the proposal. Carl Bolz and Sid Libby spoke in opposition. On motion and second by Comms. Shapiro and Loffredo the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Shapiro and Loffredo the Commission adopted the text amendment with an effective date of 12\30\92. Vote was unanimous.

ITEM 6.5
ADOPTED PROPOSED
ZONING TEXT
AMENDMENT -
SECTION 37.00

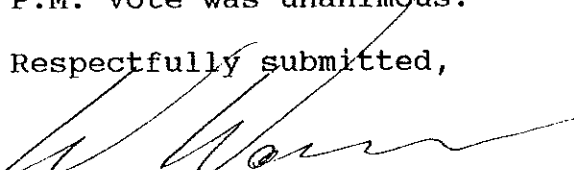
Carl Bolz addressed the Commission regarding future staff proposals.

ITEM 7
DISCUSSION WITH
PUBLIC

On motion and second by Comms. Loffredo and Alexander the Commission adjourned at 10:53 P.M. Vote was unanimous.

ADJOURNMENT

Respectfully submitted,


William Warner
Planning Director

Approved at the meeting of _____.