

Chm. Stephen T. Gionfriddo, Vice-Chm. Steven J. Leinwand, Sec'y Stephen Gadowski, Ann Loffredo, William Pillarella, John Robinson, Alternates: Christine Lindquist, Francis Patnaude, Salvatore Fazzino, P.W. Dir., Exc-Officio	COMMISSION MEMBERS PRESENT
Mayor Sebastian J. Garafalo, Ex-Officio, Alternates: Gerad Roccapriore, Richard Thompson	ABSENT MEMBER
Alternate Comm. Patnaude acted for Comm. absent Comm. Passanesi.	ACTING MEMBER
Dir. George A. Reif, Nino Martucci, Planner, Hope P. Kasper, Secretary	STAFF
Lucas Held, Reporter, Middletown, Press and approximately 70 memers of the public.	OTHERS
On motion and second by Comms. Leinwand and Pillarella the Commission voted to designate Stephen T. Gionfriddo as Chairman. Vote was unanimous.	ELECTION CHM.
On motion and second by Comms. Pillarella and Loffredo the Commission voted to designate Steven J. Leinwand as Vice-Chairman. Vote was unanimous.	ELECTION VICE-CHM.
On motion and second by Comm.s Pillarella and Loffredo the Commission voted to designate Stephen Gadowski as Secretary. Vote was unanimous.	ELECTION SECRETARY
The Commission also designated Stephen T. Gionfriddo as their representative to the Midstate Regional Planning Agency, Ann Loffredo as their representative to the Parking Authority, and Stephen Gadowski as their representative to the Inland Wetland Agency.	REP TO MIDSTATE REGIONAL PLANNING AGENCY - PARKING AUTHORITY & INLAND/WETLAND
Atty. Howard requested that the Commission propose a Zoning Code text amendment for the ID Institutional Development Zone making all uses a speical exception. Chm. Gionfriddo stated would discussed later in the meeting.	DISUCSSION WITH PUBLIC
George Souto asked the Commission why a building permit was issued for Cedar Ridge in the Cedar Village PRD when the homeowner association has not been reactivated. Chm Gionfriddo stated he would request the ZEO to issue a certificate of discontinue until the conditions of the approval were met.	CEDAR RIDGE
Joseph Smith of Atkins Street requested that the blasting by K & F Associates in the Westfield Heights subdivision located on the west side of Atkins Street be stopped until a pre-blast survey was done.	JOSEPH SMITH BLASTING

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Ron Organic also said he had damage in his house due to blasting.

BLASTING
WOODLAND TER

Shirley Harris requested that developers be made to follow their original approved plans.

DEVELOPERS TO
FOLLOW PLANS

Mrs. Coley requested also the developers follow their plans and show respect for the Commission.

DEVELOPERS TO
RESPECT

Jim Salonia requested that cease and desist be given to the Curtain Factory Outlet because they were not located in the proper area of the Fenner Building.

CEASE & DESIS
FENNER BLDG

On motion and second by Comms. Gadomski and Patnaude the Commission approved the minutes of the 11/12/86 meeting. Vote was unanimous.

APPROVED MINU
TES 11/12/86
MEETING

On motion and second by Comm. Pillarella and Patnaude the Commission accepted the withdrawal of a request to build a model home on Lot #5 of the Brechlin Subdivision. Vote was unanimous. Comm. Leinwand abstained from voting.

ACCEPTED WITH
DRAWAL LOT #5
BRECHLIN SUB

On motion and second by Comms. Pillarella and Patnaude the Commission tabled a proposed 7 lot subdivision located on Newfield St. and Tiger Lane. Vote was unanimous.

TABLED 7 LOT
SUBDIVISION
NEWFIELD ST.
TIGER LANE

On motion and second by Comms. Leinwand and Pillarella the Commission approved a request to reduce nine parking spaces at the Sanseer Mill. Applicant Community Development Corp. Vote was unanimous.

APPROVED RE-
DUCTION OF 9
PARKING SPACE
SANSEER MILL

On motion and second by Comms. Leinwand and Loffredo the Commission scheduled a public hearing on 1/14/87 to consider modifying the Zoning Code and Subdivision Regulations concerning Rear Lots. Vote was unanimous.

SCHEDULED P.H
1/14/87 Z.C.
& SUB REGS
REAR LOTS

On motion and second by Comms. Gadomski and Leinwand the Commission approved request to build a model house in the Woodbine Subdivision located off Ridge Rd. with the stipulations that (a) house shall not be sold or (b) certificate occupancy shall not be issued prior to final approval of the subdivision. Applicant/agent Frank Rak. Vote was unanimous.

APPROVED RE-
QUEST BUILD
MODEL HOME
WOODBINE SUB

On motion and second by Comms. Pillarella and Gadomski the Commission scheduled a public hearing on 1/14/87 to consider a proposed 4 rear lot subdivision located on Ridge Road. Applicant/agent E. LeRoy Brock/T.F. Jackowiak. Vote was unanimous.

SCHEDULED P.H
1/14/87 4
REAR LOTS

The Commission accepted the withdrawal of a request for final approval for the Poplar Road subdivision located off Poplar Rd. Applicant/agent/Poplar Rd. Development Co./Atty. Borkowski.

ACCEPTED WITH
DRAWAL FINAL
APPROVAL
POPLAR RD. SU

On motion and second by Comms. Leinwand and Gadomski the Commission tabled a request for the release of a portion of cash deposit for Royal Oak Subdividsion. Applicant P.H.S. Development Co. Vote was unanimous.

TABLED RELEASE OF
CASH DEPOSIT
ROYAL OAK PARK SUB
P.H.S. DEVELOPERS

On motion and second by Comms. Patnaude and Gadomski the Commission scheduled a public hearing to consider rezoning a section oif Newfield Street to the MX zone. Vote was unanimous.

SCHEDULED P.H.
1/14/87 REZONING
NEWFIELD ST.
TO MX ZONE

On motion and second by Comms. Leinwand and Pillarella the Commission sechedule a public hearing on 1/14/87 to consider a resubdivision of property located at 690 Washington St. for the Fotopoulo Property. Vote was unanimous.,

SCHEDULED P.H.
1/14/87 RESUBDIVI-
SION WASHINGTON ST.
FOTOPOULO PROPERTY

The Commission accepted the withdrawal of a preview of the Maple Wood Estates, subdivision project to be located off Maple Shade Road.

ACCEPTED WITHDRAWAL
MAPLE WOOD ESTATES
PREVIEW

On motion and second by Comms. Gadomski and Leinwand the Commission agreed to grant final approval for Section IV of the Woodland Terrace subdivision as depicted on a map entitled, "Woodland Terracer Subdivsion, Section IV, lto NOS. 63-67 and 69-75, dated 7/10/86", wi6tth eh conditiosn that (a) a contract be exeuted to complete sidewalks, curbs and top coat on street, and (b) a cash deposit be submitted for the assurance that the required unfinished work be done. Applicant/agent K & F Realty/Atty. Karpel. Vote was unanimous.,

AGREED TO GRANT
FINAL APPROVAL SEC.
IV WOODLAND TERRACE
K & F REATLY

On motion and second by Comms. Leinwand and Gadomski the Commission tabled a resubdivison of the Czaja subdivi- sion located at Laurel Grove Rd. and Brush Hill Rd. pending revision of their subdivision plan to include rear lots. Vote was unanimous.

TABLED RESUBDIVISIO
LAUREL GROVE RD. &
BRUSH HILL RD.
CZAJA

The Commission unanimously voted to request that the Zoning Enforcement Officer send a certified letter to Fenner America, Cornu-Schaab, the Rental Agent, and Curtain Factory Outlet to discontinue their operation within the next ten days.

REQUEST ZEO TO
ISSUE CERTIFICATE O
DISCONTINUANCE
CURTAIN FACTORY
OUTLET FENNER AM-
ERICAN-CORNU-SCHAAB

Dir. Reif explained to the Commission that the mobile telephone tower proposed for Bear Hill Rd. was not permitted in that zone. The Connectiuct Siting Council has heard the Metro Mobile Cts of Hartford, Inc. application which Dir. Reif attended.

MOBILE TELEPHONE
TOWER - BEAR HILL R

On motion and second by Comms. Leinwand and Patnaude the Commission approved a special exception to permit conversion of a 1 family dwelling to a 2 family dwelling lcoated on 183 East Main St. in the T.D. Zone with the condition it meet the Fire dept. requirements. Appli- cant/agent Philip B. and Patricia Kneller/Atty.

APPROVED S.E.
CONVERSION OF 1 FAM
TO 2 FAM 183 EAST
MAIN ST.
KNELLER

Thomasson. Vote was unanimous., The Commission determined the application met the requirements of Section 44 of the Zoning Code and was in compliance with the Plan of Development.

On motion and second by Comms. Leinwand and Patnaude the Commission approved a 2 lot resubdivision located on Ridgewood road as depicted on a map entitled, "Property of John S. Tillotta, dated 10/2/86". Applicant/agent Jonn S. Tillotta/T.F. Jacko wiak. Vote was unanimous.

APPROVED 2 LOT SUB
RIDGEWOOD RD.
TILLOTTA

On motion and second by Comms. Leinwadn and Loffredo the Commission approved a special exception to permit a storage building on 180 East Main St. in the T.D. Zone with the condition that a woven screen be added the current fence. Applicant/agent Middlesex Supply/D. Mylchreest., Vote was unanimous. The Commission felt the proposal was in compliance with Section 44 of the Zoning Code and the Plan of Development.

APPROVED S.E.
STORAGE BUILDING
180 EAST MAIN ST.
MIDDLESEX SUPPLY

On motion and second by Comms. Leinwand and Pillarella the Commission denied a request for an additon to an existing building located at 560 Washington St. in the flood hazard area. Applicant/agent Washington St. Associates/Richard W. Ervolino. Vote was uannimous. Application was denied because this property is located in the flood hazard area and is not permit as stated in the Zoning Code.

DENIED ADDITION
IN FLOOD HAZARD AREA
560 WASHINGTON ST.
R.W. ERVOLINO

On motion and second by Comms. Leinwand and Pillarella the Commission a public hearing to consider a Zoning Code amendment to change the uses in the ID (Institutional Development) Zone to a special exception. Vote was unanimous.

SCHEDULED P.H. 1/14/8
Z.C. AMENDMENT
S.E. IN THE ID ZONE

On motion and second by Comms. Leinwand and Loffredo the Commission approved a request to build 4 model houses in the Springbrook subdivision located off Congdon St. with the stipulations that (a) houses shall not be sold or (b) certificates of occupancy shall not be issues until final approval is granted to the subdivision. Vote was unanimous.

APPROVED REQUEST
BUILD 4 MODEL HOUSES
SPRINGBROOK SUB
WOODBRIDGE ASSOCIATES

No Reports

REPORTS

Adjournment 11:15 P.M.

ADJOURNMENT

Approved the the Meeting of _____
Stephen Gadowski, Secretary

Minutes prepared by,

Hope P. Kasper
Hope P. Kasper
Secretary