

Chm. Stephen T. Gionfriddo, Vice-Chm. Thomas Hutton, Sec'y Louis A. Carta, COMMISSION
 Steven J. Leinwand, William Pillarella, Rose Sbalcio who was excused at MEMBERS
 11:05 prior to the Feldspar public hearing; alternates: Stephen Gadowski, PRESENT
 Francis Patnaude

Mayor Sebastian J. Garafalo, Ex-Officio, Sebastian J. Passanesi, and MEMBERS
 alternates: Gerard Roccapriore, Richard Thompson, and Dir. P.W. Salvatore ABSENT
 Fazzino, Ex-Officio.

Comm. Gadowski acted for absent Comm. Passanesi and Comm. Patnaude acted ACTING
 for Comm. Sbalcio who was excused at 11:05 P.M. MEMBERS

Dir. George A. Reif, Nino Martucci, Planner, Joyce McLane, Secretary STAFF

Philip Bauer, Engineer Public Works Dept.; Lucas Held, Reporter Middletown OTHERS
 Press; and approximately 150 members of the audience.

Commission Stephen T. Gionfriddo was elected Chairman and Comm. Thomas Hutton ELECTION
 was elected Vice-Chairman of the Commission by unanimous vote. Comm. Louis OFFICERS
 A. Carta was elected Secretary by a 5 to 2 vote. Commissioners who voted
 in opposition to the secretarial nomination were Comms. Leinwand and
 Pillarella.

Stephen T. Gionfriddo was designated as a member of the Midstate Regional DESIGNATE
 Planning Agency. Sebastian Passanesi was designated as a representative REPRESENTA-
 of the Parking Authority. Stephen Gadowski was designated as a representative TIVES
 to the Inland/Welands Agency. All nominations were confirmed by unanimous
 vote.

The Commission accepted a request to delay Millbrook Valley subdivision DELAYED
 located Chauncey Road, Wilcox Road, and Chamberlain Road until January 8, MILLBROOK
 1986. Applicant/agent John A. Jackson/Atty. Vincent Marino VALLEY SUB.

The Commission accepted a request to delay the Bysiewicz subdivision located DELAYED
 on the w/s of East Street until January 8, 1986. Applicant/agent Thaddeus BYSIEWICZ
 Bysiewicz/Atty. Thomasson SUB.

The Commission scheduled a public hearing on 1/8/86 to consider a 2 lot P.H. 1/8/86
 resubdivision located at 379 East Street. Applicant/agent Brenda WILLIAMS SUB.
 Williams/T.F. Jackowiak. EAST ST.

The Commission scheduled a public hearing on 1/8/86 to consider a 3 lot P.H. 1/8/86
 subdivision located at 932 Saybrook Road. Applicant/agent Edward Chesky/John CHESKY SUB.
 Luchs, Jr. SAYBROOK RD.

The Commission scheduled a public hearing on 1/8/86 to consider a special P.H. 1/8/86
 exception to permit 43 residential units located on Jackson Street. S.E. JACKSON
 Applicant/agent Stephen Barbarino, Jr./David Mylchreest. ST. S. BAR-
 BARINO, JR.

There was a public hearing held to discuss 5 proposals as follows: 1. The P.H. 12/11/85
 public hearing for a special exception to permit adaptive reuse of former S.E. W.W.
 Woodrow Wilson Middle School for 63 housing units was closed by the Chairman. MIDDLE SCHOOL
 Applicant/agent Woodrow Wilson Reuse Associates/Christopher M. Carr. 2. PANAGOPOLOUS
 Continued public hearing for a proposed 8 lot resubdivision located on the SUB.
 e/s of George Street. Applicant/agent Theodore Panagopolous/T. F. Jackowiak.
 (Commissioners Leinwand, Carta, Pillarella, and Gadowski attended an informal
 site inspection on Saturday, December 14th. Dir. Reif was also in attendance.
 T. F. Jackowiak, agent for the subdivision and several neighbors also visited

the site.) 3. Continued public hearing for a 43 lot subdivision to be known as Valley Brook Village located at corner of Highland Ave. and Stevens Lane. Applicant/agent Arbar Developers/Atty. Borkowski. (Commissioners Leinwand, Gionfriddo, Pillarella, Carta, Hutton, Gadomski, and Patnaude attended an informal site inspection on December 14th. Dir. Reif was also in attendance. Atty. Borkowski, agent for the applicant was present and David Mylchresst, engineer, escorted the group and several neighbors on the site of the proposed subdivision.) 4. Continued proposed 64 lot subdivision to be known as Maplewood Estates located off Maple Shade Road. Applicant/agent Trican Realty/Atty. Cartelli. 5. Continued Feldspar Corp. application for Natural Resources Extraction in compliance with Section 41 of the Zoning Code. Agent Charles R. Wiseman.

VALLEY BROOK
SUB.
MAPLEWOOD
ESTATES SUB.
FELDSPAR
CORP. PERMIT

After discussion with the Commission Attorney Dowley agreed to a 65 day extension with regard to a decision concerning the Mt. Higby subdivision. This subdivision is located off Higby Road. Atty. Dowley will present this letter to the Office of the Commission.

EXTENDED
MT. HIGBY
ESTATES SUB.

Neighbors in the area of East Main Street where a special exception was granted to permit an addition to a retail building, move a building onto the site, and construct 4 new apartments complained that a sign was not placed on the site prior to the public hearing as required by the Commission's Regulations. The Commission did not take any action concerning the complaint.

NEIGHBOR
COMPLAINT
EAST MAIN ST.
CAT'S REALTY

On motion and second by Comms. Leinwand and Pillarella the Commission approved the minutes of the 10/23/85 meeting. Vote was unanimous.

APPROVED
10/23/85

On motion and second by Comms. Leinwand and Patnaude the Commission granted a time extension of one year for a special exception to permit a professional office on Washington Street. Applicant Sebastian J. Passanesi. Vote was unanimous.

MINUTES
GRANTED
TIME EXTENSION
WASHINGTON ST.
S. PASSANESI

On motion and second by Comms. Carta and Patnaude the Commission granted release of a security deposit for Phase II of Cedar Village PRD with the condition that deed to the streets be submitted to the City. Applicant Connecticut National Bank. Vote was unanimous.

GRANTED
RELEASE
SECURITY DEP.
CEDAR VILLAGE

On motion and second by Comms. Carta and Hutton the Commission tabled Newfield Street and other zoning issues until the 1/8/86 meeting requesting staff to comment on suggestions. Vote was unanimous.

TABLED NEW-
FIELD ST.
ZONING ISSUES

The Commission tabled watershed protection of Laurel Brook Reservoir and other land use issues until the 1/8/86 meeting.

TABLED WATER-
SHED LAUREL
BROOK RES.

On motion and second by Comms. Leinwand and Gadomski the Commission approved a site plan in the Westlake PRD, project 10 as depicted on a map entitled, "Town Place, Middletown, Ct., dated 11/29/85" with the condition that inland/wetlands regulations and other departmental requirements be met. Revised plan to be submitted. Applicant/agent Crow, Terwilliger and Dressler, Inc./Atty. Dowley. Vote was unanimous.

APPROVED SITE
PLAN WESTLAKE
P.R.D. - TOWN
PLACE

On motion and second by Comms. Leinwand and Pillarella the Commission gave an affirmative G. S. 8-24 report for the sale of a building formerly known as Woodrow Wilson Middle School located at 339 Hunting Hill Ave. Applicant/agent Municipal Development. Vote was 6 to 1. Commissioners Gionfriddo, Hutton, Carta, Leinwand, Pillarella, and Gadomski voted in favor. Comm. Patnaude voted in opposition

AFFIRMATIVE
G.S. 8-24
SALE OF
W.W. MIDDLE
SCHOOL

On motion and second by Comms. Leinwand and Hutton the Commission approved

a special exception to permit an adaptive reuse of the former Woodrow Wilson Middle School located at 339 Hunting Hill Ave. for 63 housing units with the proviso that: (a) site drainage is to be provided by the developer with the approval of the Public Works Dept. and (b) the developer is to provide documentation, for approval, to Park and Recreation Dept. of their proposal with regard to Pat Kidney Field. Applicant/agent Woodrow Wilson Reuse Associates/Christopher M. Carr. Vote was 5 to 2. Commissioners voting in favor were Gionfriddo, Hutton, Leinwand, Pillarella and Gadomski. Commissioners voting in opposition were Carta and Patnaude. The Commission felt the proposal was in compliance with Section 44 of the Zoning Code and the Plan of Development

GRANTED S.E.
W.W. MIDDLE
SCHOOL
339 HUNTING
HILL AVE.
C. CARR

No Reports

REPORTS

Adjournment 1:30 A.M.

ADJOURNMENT

Approved at the Meeting of _____

Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,

Hope P. Kasper