

Chm. Stephen T. Gionfriddo, Vice-Chm. Cos Giuffrida, Sec'y Louis A. Carta, Steven J. Leinwand, Sebastian J. Passanesi, William Pillarella (arrived at 8:00 P.M.), Rose Sbalcio (was excused at 8:10 P.M.), Alternates: Thomas Hutton, Paul Bixby

COMMISSION MEMBERS PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio, Alternates: Stephen Gadowski, Paul P. Parisi

MEMBERS ABSENT

Comm. Paul Bixby acted for Comm. Pillarella until he arrived and then Comm. Bixby acted for Comm. Sbalcio who was excused at 8:10 P.M., Thomas Hutton acted for Comm. Pillarella who disqualified himself on the special exception for Yogi's TV.

ACTING MEMBER

On motion and second by Comms. Leinwand and Sbalcio, the Commission re-elected Stephen Gionfriddo as Chairman, Cos Giuffrida as Vice-Chairman and Louis A. Carta as Secretary. Vote was unanimous. Also Chm. Gionfriddo was elected as the representative to the Midstate Regional Planning Agency and Sebastian J. Passanesi as representative to the Parking Authority. Vote was unanimous.

RE-ELECTION OF OFFICIERS

Virginia Renschen had requested an opinion of the City Attorney, Frank O'Neill regarding the North and Judd subdivision of land, several parcels of which were sold to Westfield Associates. Chm. Gionfriddo requested that she put her question in writing which she did.

DISCUSSION WITH PUBLIC NORTH & JUDD

There was a public hearing prior to the Regular Meeting.

P.H. 12/12/84

On motion and second by Comms. Leinwand and Bixby the Commission approved the Minutes of the 11/28/84 Meeting.

APPROVED 11/28/84 MINUTES

The Commission decided to remove G.S. 8-24 Report from the agenda regarding a gas line on River Road for applicant Northeast Utilities until further information was given by the applicant. Vote was unanimous.

REMOVE FROM AGENDA GAS LINE, N.U.

On motion and second by Comms. Leinwand and Giuffrida, the Commission voted to approve a special exception to permit a rear lot off Highland Avenue in an R-1 zone with the provision that the water problem is resolved during the site plan review process. Applicant Walter Smoloski/Atty. Chester Dzialo. Vote was unanimous.

APPROVED S.E. REAR LOT HIGHLAND AVE. W. SMOLOSKI

On motion and second by Comms. Leinwand and Carta the Commission voted to approve the subdivision and site plan for Westlake P.R.D. Project Number 8 (Town Colony at Westlake) with the provision that an agreement for bonding be attained for the completion of Westlake Drive. Vote was unanimous.

APPROVED SITE PLAN & SUB. WESTLAKE DR. TOWN COLONY

On motion and second by Comms. Leinwand and Carta, the Commission denied a special exception to permit a condominium development located on Washington Street near the Town Line with Middlefield in an R-3 zone. Applicant/agent KLM Associates/Atty. Sbarge. Vote was unanimous. The Commission felt the proposal was not in compliance with Zoning Code regulations Section 44.04.02, health and safety, Section 44.04.05, orderly development, and Section 44.04.06, property values and character. Vote was unanimous. Applicant/agent KLM/Atty. Arnold Sbarge

DENIED S.E. CONDOS WASHINGTON, KLM ASSOC

On motion and second by Comms. Leinwand and Carta, the Commission denied

expansion of a non-conforming use located on 999 Randolph Road for the Loyal Order of Moose #1547. Vote was unanimous. Applicant/agent Loyal Order of Moose/Richard Walker. The Commission felt the expansion would be disruptive to the neighborhood and the Club may rent the property for uses other than a club function. Vote was unanimous. Chm. Gionfriddo disqualified himself and Vice-Chm. Giuffrida acted as Chairman and Comm. Hutton acted in Chm. Gionfriddo place.

DENIED EXPAN
SION OF NON-
CONFORMING U
MOOSE CLUB
RANDOLPH RD.

On motion and second by Comms. Leinwand and Carta, the Commission granted approval for the Hoberman subdivison located on George Street in an R-1 zone. Applicant/agent Hoberman/Atty. S. J. Cartelli.

FINAL APPROV
HOBERMAN SUB
GEORGE ST.

On motion and second by Comms. Leinwand and Pillarella, the Commission gave an affirmative G. S. 8-24 Report concerning property exchange along Tuttle Road between City of Middletown and Bourdon Forge Company. Applicant Public Works Dept. Vote was unanimous.

AFFIRMATIVE
G.S. 8-24 RE
PORT EXCHANG
PROPERTY TUT
RD.

On motion and second by Comms. Leinwand and Passanesi the Commission scheduled a public hearing on 1/9/85 to consider a subdivision of land located on the northeast corner of Round Hill Road and Route 17. Applicant/agent Salvatore J. Scripo/Bascom Surveyors. Vote was unanimous.

P.H. 1/9/85
SUBDIVISION
ROUND HILL R
SCRIRPO

On motion and second by Comms. Leinwand and Pillarella the Commission denied a special exception to permit TV repair in an R-1 zone as a home occupation. Vote was 5 to 2. Commissioners voting against the proposal were Gionfriddo, Giuffrida, Hutton, Carta, & Passanesi. Comms. voting in favor were Comm. Leinwand and Bixby. Comm. Pillarella abstained from voting. The Commission noted that the applicant previously had numerous zoning violations and that granting a home occupation approval was not an appropriate solution to the problems the applicant had created in the neighborhood. Comm. Pillarella abstained after seconding the motion and Comm. Hutton acted in his place.

DENIED S.E.
HOME OCCUPAT
SOUTH MAIN S
YOGI'S TV
WITNEY

The Commission continued the public hearing on (a) a special exception to permit a day care facility for applicant Robert Parker and (b) the Commission continued the public hearing for a Zoning Code text amendment to allow a fitness center in an IT zone. Applicant Kevin Cleary.

CONTINUED P.
1/9/85 S.E.
DAY CARE
MIDDLE ST. &
TEXT AMEND
K. CLEARY
REPORTS
ADJOURNMENT

No Reports

Adjournment 8:45 P.M.

Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,



Hope P. Kasper