

Louis A. Carta, Stephen T. Gionfriddo, Cos Giuffrida, Steven J. Leinwand, Vincent J. Loffredo, Sebastian J. Passanesi, excused at 7:05 P.M., Rose Sbalcio; Alternates: Paul H. Bixby, excused at 8:55 P.M., Stephen Gadomski, Thomas E. Hutton, Jr.	COMMISSION MEMBERS PRESENT
Mayor Sebastian J. Garafalo, Ex-Officio, Dir. P.W. Salvatore Fazzino; Alternate: Thomas J. Serra	MEMBERS ABSENT
Alternate Comm. Bixby acted for Comm. Passanesi who was excused at 7:05 P.M. Alternate Gadomski acted for Comm. Passanesi when Comm. Bixby was excused at 8:55 P.M.	ACTING MEMBERS
Dir. George A. Reif, Hope Kasper	STAFF
Lucas Held, Reporter, Middletown Press; Philip Bauer, Engineer, Public Works Department; and 30 members of the audience.	OTHERS
The Public Hearing portion of the meeting was delayed until 7:20 P.M. in order to hear two items under old business on the agenda. There is a separate transcript of the Public Hearing.	PUBLIC HEARING TRANSCRIPT 12/14/83
The reorganizational portion of the meeting was held at 7:00 P.M. with Stephen T. Gionfriddo, acting as Chairman, who opened the meeting for nominations of officers of the Commission. On motion and second by Comm. Loffredo and Comm. Sbalcio, Stephen T. Gionfriddo was appointed as Chairman, Cos Giuffrida as Vice Chairman, and Louis A. Carta as Secretary. Vote was unanimous. At this time Comm. Passanesi was excused and Alternate Comm. Bixby was appointed to act in his absence. Designated members to other agencies as follows: Midstate Regional Planning Agency, Stephen T. Gionfriddo; Parking Authrotiy, Stephen T. Gionfriddo; Redevelopment Agency, Steven J. Leinwand. Chm. Gionfriddo stated he would advise Mayor Garafalo that an appointment was needed for the Citizen Advisory Committee. Comm. Cos Giuffrida remained a designated representative on the Inland Wetlands Agency.	REORGANIZATIONAL MEETING
Chm. Gionfriddo appointed a subcommittee to work with Dir. Reif concerning revisions to the subdivision regulations. Members appointed as follows: Comm. Louis A. Carta, Comm. Vincent J. Loffredo, Comm. Seb J. Passanesi, and Comm. Rose Sbalcio.	SUBCOMMITTEE SUBDIVISION REGULATIONS
On motion and second by Comms. Sbalcio and Loffredo the minutes of the October 26, 1983 meeting were approved. Vote was unanimous.	APPROVED MINUTES 10/26/83
On motion and second by Comms. Loffredo and Sbalcio, the minutes of the 11/2/83 were approved with the following amendment. The final adopted motion in regard to the Woodland Terrace subdivision was amended to require that the subject pre-blast survey report be filed with the Planning and Zoning Commission and further that the final vote adopting this resolution was unanimous. Vote was unanimous.	APPROVED MINUTES 11/2/83 WITH AMENDMENT WOODLAND TERRACE SUBDIVISION
Frank O'Neill advised the Commission in regard to the status of Wesleyan Hills P.R.D. He felt since the Commission granted approval in 1968 prior to an amended State Statute that this P.R.D. (Wesleyan Hills) is valid. He also told the Commission that before he could advise them with respect to other P.R.D.'s in the City or any new applications for a P.R.D., he needed to do further study and research.	STATUS OF WESLEYAN HILLS P.R.D

The Commission received the Status of Wesleyan Hills being developed since 1968 Report. They requested this item remain on the agenda until the next meeting so they will have time to study and review the report.

STATUS WESLEYAN
HILLS DEVELOPMENT
SINCE 1968 REPORT

On motion and second by Comms. Loffredo and Leinwand, the Commission agreed to give Hill Development Corporation final approval for Section III of the Blue Hill Neighborhood upon execution of a contract and receipt of funds assuring completion of unfinished work. Vote was unanimous.

AGREED TO GIVE
FINAL APPROVAL
BLUE HILL NEIGH-
BORHOOD SECTION 3
BLUE HILLS RD.
LONG HILL CONDO.
LONG HILL RD.

Dir. Reif reported to the Commission that the Wesleyan Hills P.R.D., Long Hill Condominium proposal, located on Long Hill Road was not ready.

On motion and second by Comms. Leinwand and Loffredo, the Commission approved a request for 1 year additional time extension of a Special Exception to permit an office building in the R-4 zone located on Washington Street for applicant Seb Passanesi. Vote was unanimous.

APPROVED 1 YEAR
EXTENSION-S.E.
OFFICE BLDG. WASH-
INGTON ST.-SEB
PASSANESI SE77-4
WITHDRAWN S.E.
RESTAURANT EAST
MAIN ST. & MAIN ST
EXT. SE83-13
LAND-USE CATEGORY
AS SPECIAL EX-
CEPTION FOR
"COGENERATION
PLANT"

Preliminary presentation of a special exception to permit the conversion of the former branch library to a restaurant located at the intersection of East Main St. and Main Street Extension was withdrawn.

On motion and second by Comms. Loffredo and Leinwand, the Commission decided to establish a new land-use category for electric generating plants as a result of an inquiry concerning a proposed "CoGeneration Plant". They requested the new land-use category be a special exception proposal and appear on the next meeting's agenda as a preliminary presentation. Vote was unanimous. Applicant is Philip Armetta of Dainty Rubbish Service, Inc.

AGREED TO GIVE
FINAL APPROVAL
EXECUTIVE VIEW
ESTATES-COUNTRY
CLUB RD. S78-1

On motion and second by Comms. Leinwand and Giuffrida, the Commission agreed in regard to Executive View Estates located on Country Club Road (a) to give final approval of Phase II upon execution of a contract and receipt of stipulated funds to assure completion of unfinished work; and (b) to reduce amount of money being held by the City for Phase I to reflect value of uncompleted work. Vote was unanimous.

AGREED TO GIVE
FINAL APPROVAL
EXECUTIVE VIEW
ESTATES-COUNTRY
CLUB RD. S78-1

Comm. Bixby was excused at this point during the meeting and Comm. Gadomski was appointed to act for Comm. Passanesi on the remaining items.

On motion and second by Comms. Leinwand and Sbalcio the Commission scheduled a Public Hearing on 1/11/84 to consider a resubdivision to create an additional lot in an R-1 zone located on Sand Hill Road and Millbrook Road for applicant/agent Mary Carta/T. Jackowiak. Vote was unanimous.

SCHEDULED P.H.
1/11/84-RESUB-
DIVISION, SAND
HILL RD. & MILL-
BROOK RD.-MARY
CARTA S83-22

On motion and second by Comms. Giuffrida and Sbalcio, the Commission scheduled a Public Hearing on 1/11/84 to consider a special exception to permit a rear lot in a resubdivision located in an R-1 zone on East Street for applicant/agent Herman C. & Marion H. Dermerchant/T. Jackowiak. Vote was unanimous.

SCHEDULED P.H.
1/11/84 RESUB-
DIVISION S.E. REAF
LOT, EAST ST.
H. DERMERCHANT
SE83-14

On motion and second by Comms. Leinwand and Giuffrida, the Commission scheduled a Public Hearing on 1/11/84 to consider a resubdivision to create an additional lot in an R-1 zone located on Bow Lane for applicant/agent Helena M. Wilson/Atty. Wilson. Vote was unanimous.

SCHEDULED P.H.
1/11/84 RESUB-
DIVISION 1 LOT
BOW LANE-HELENA
WILSON S83-21

On motion and second by Comms. Giuffrida and Leinwand, the Commission approved a redrawing of a 1922 five lot subdivision located on Mazzotta Place in an R-3 zone for applicant/agent Camilla Mazzotta Goulet, etals/Atty. Daniel Z. Shapiro. Vote was unanimous.

APPROVED 5 LOT
SUBDIVISION
MAZZOTTA PLACE
C.M. GOULET
S83-23

On motion and second by Comms. Loffredo and Carta, the Commission held for further study a question concerning "retail sales" as part of the American ContinueCare, a pharmacy, proposed to be located in the Interstate Trade zone. The Commission also requested any agreement with ContinueCare, prior to the Zoning Enforcement Official's signature on a state permit, be reviewed by the City Attorney. Vote was 6-1. Commissioners voting in favor were: Comm. Carta, Comm. Gionfriddo, Comm. Loffredo, Comm. Leinwand, Comm. Sbalcio, and Comm. Gadomski. Commissioner voting opposed was Comm. Giuffrida.

CONTINUECARE
PHARMACY
QUESTION-
RETAIL SALES
INTERSTATE
TRADE ZONE
442 SMITH ST.
Z83-12

On motion and second by Comms. Loffredo and Giuffrida, the Commission decided to cancel its regularly scheduled meeting on December 28th, 1983. Vote was unanimous.

CANCELED
12/28/83
MEETING

On motion and second by Comms. Leinwand and Loffredo, the Commission scheduled a Public Hearing on 1/11/84 to consider a special exception to permit a rear lot on the west side of Tryon Street for applicant James W. Clohosey. Vote was unanimous.

SCHEDULED P.H.
1/11/84 S.E.
REAR LOT w/s
TRYON ST. S8324

On motion and second by Comms. Loffredo and Sbalcio, the Commission scheduled a Public Hearing on 1/25/84 to consider a subdivision located on the west side of East Ridge Road in an R-1 zone for applicant/agent Thaddeus P. Bysiewicz/Atty. Ivar Jozus. Rear lots are also part of this proposal. Vote was unanimous.

J. CLOHOSEY
SCHEDULED P.H.
1/25/84 SUB-
DIVISION w/s
EAST RIDGE RD.
T. BYSIEWICZ
S83-19

On motion and second by Comms. Leinwand and Sbalcio, the Commission scheduled a Public Hearing on 1/11/84 to consider a special exception to permit a Home Occupation in an R-1 zone located at 141 Mile Lane for applicant John J. Milardo. Mr. John Milardo amended the square footage of his proposal to 300 square feet. The Home Occupation is preparation of food for catering. Vote was unanimous.

SCHEDULED P.H.
1/11/84 HOME
OCCUPATION
141 MILE LANE
JOHN MILARDO
No. 156

On motion and second by Comms. Giuffrida and Loffredo, the Commission agreed to consider at their 1/11/84 meeting a preliminary presentation for a subdivision of a parcel of land located between Atkins Street and Stantack Road for applicant/agent Westfield Associates/Attorney William T. Shea. Vote was unanimous with Comm. Leinwand abstaining.

PRELIMINARY
PRESENTATION
1/11/84 SUB.
ATKINS ST. &
MIDDLE ST. S8325
WESTFIELD ASSOC

On motion and second by Comms. Giuffrida and Sbalcio, the Commission agreed to consider at their 1/11/84 meeting a preliminary presentation for a subdivision of a parcel west of Atkins Street for applicant/agent Ruth Brechlin/Atty. George V. Lawler. Vote was unanimous with Comm. Leinwand abstaining.

PRELIMINARY
PRESENTATION
1/11/84 SUB.
ATKINS ST.
R. BRECHLIN

On motion and second by Comms. Leinwand and Sbalcio, the Commission tabled discussion on accuracy of surveys. Commissioners voting in favor were Comms. Leinwand, Sbalcio, Gionfriddo, Loffredo, Giuffrida, and Gadomski. Comm. Carta was opposed.

S83-26

No Reports

REPORTS

Adjournment 10:20 P.M.

ADJOURNMENT

Approved at the Meeting of

Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,
Hope P. Kasper
Hope P. Kasper