

Chm. Stephen T. Gionfriddo, Vice-Chm. Steven J. Leinwand, Stephen Gadowski, Secretary, William Pillarella, Ann Loffredo, John Robinson, Francis Patnaude, Gerard Roccapriore, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION  
MEMBERS  
PRESENT

Sebastian J. Passanesi, Mayor Sebastian J. Garafalo, Ex-Officio, Christine Lindquist, Richard Thompson

ABSENT MEMBERS

Dir. George A. Reif, Hope P. Kasper, Secretary

STAFF

Lucas Held, Reporter, Middletown Press, James Monopoli, Zoning Enforcement Officer, WCNX, and approximately 80 members of the public.

OTHERS

On motion and second by Comms. Leinwand and Loffredo the Commission gave an affirmative report that the Middlesex Mutual Assurance Co. project was in compliance with the Plan of Development of the City of Middletown. Applicant Municipal Development Committee. Vote was unanimous.

AFFIRMATIVE REPORT  
MIDDLESEX MUTUAL  
ASSURANCE COMPANY

On motion and second by Comms. Leinwand and Pillarella the Commission approved request to eliminate the commercial use and substitute residential use in the Forge building from 77 units to 81 units located on South Main St. Vote was unanimous.

APPROVED REQUEST  
TO ELIMINATE  
COMMERCIAL USE  
81 DWELLING UNITS

On motion and second by Comms. Leinwand and Gadowski the Commission postponed decision regarding the Fenner America/Russell Square issue until the January 14, 1987 Planning and Zoning Meeting. Proponent P & Z Comm. Vote was unanimous.

POSTPONED DECISION  
FENNER AMERICA  
CURTAIN FACTORY  
OUTLET EAST MAIN

On motion and second by Comms. Gadowski and Roccapriore the Commission granted request to release cash deposit, all except \$1,200.00, for the Royal Oak Park Subdivision located off South Main St. Applicant P.H.S. Development. Vote was unanimous.

GRANTED RELEASE  
OF CASH DEPOSIT

Mrs. Kabel felt the Commission should not be made a mockery and felt the Fenner Property should be zoned back to I-1.

DISCUSSION WITH  
PUBLIC

Max Corvo felt the Fenner America and the Curtain Factory Outlet should be closed.

Charles Harris was concerned about the water rights and the dam on the Fenner America property. He felt the City should not be responsible for either.

Wayne Reed felt the Commission made a right decision when they rezoned Fenner America to a TD zone.

Nich Saraceno said he wanted to keep Main Street alive.

Bill Schwarn stated he did not want a homeowner association in the Cedar Village P.R.D.

Max Corvo spoke in favor of the Middlesex Mutual Assurance Co. project.

On motion and second by Comms. Leinwand and Pillarella the Commission voted to select A design team for the Designer Environmental Subdivision Regulations as follows: George A. Reif, Nino Martucci, Sebastian Passanesi, Ann Bickford, John Robinson, and Allen Hixon. Vote was unanimous.

DESIGNER  
ENVIRONMENTAL  
SUBDIVISION  
REVIEW TEAM

Adjournment 9:00 P.M.

ADJOURNMENT

Approved at the Meeting of \_\_\_\_\_  
Stephen Gadomski, Secretary  
Planning and Zoning Commission

Minutes prepared by,

  
Hope P. Kasper  
Secretary