

PLANNING AND ZONING COMMISSION MEETING REG. MTNG.

JANUARY 8, 1975

Ralph H. Shaw, II, Chm.; Eric G. Lowry, Vice-Chm.;
Cos Giuffrida, Sec'y.; Sebastian J. Garafalo; Alts.
George L. Augustine; David A. Bengtson

COMMISSION MEMBERS
PRESENT

Seb J. Passanesi; Edward J. Kalita; Betty Matteo;
Alts.; Kent M. Scully; Gerald J. Lentini

MEMBERS ABSENT

George A. Reif, Dir.; Althea C. Rinaldi

STAFF MEMBERS

Catherine V. Raczka, Ass't. Dir.

MEMBER ABSENT

David A. Bengtson sat for Betty Matteo and George
L. Augustine sat for Seb Passanesi

ACTING MEMBERS

Philip G. Bauer, Engr., Public Works Dept.; D'Vera
Cohen, reporter, Middletown Press; 18 members of
the public at large.

OTHERS

Adopted an amendment to the City's Plan of Development
originally adopted in 1965, to show on the map following
page 44, entitled "Schools and Recreation V" an additional
parcel of open space, conservation area. Specifically
the parcel is 2.7 acres, plus or minus, located on the
north side of Miner Street. This land now or formerly
was owned by A David Soobitsky. On motion and second
by Comms. Garafalo and Augustine. Vote was unanimous.

ADOPTED TO AMEND
CITY'S PLAN OF
DEVELOPMENT---
EFFECTIVE 1/20/75

Effective date of the amendment is January 20, 1975.
Public Hearing was held January 8, 1975.

Agreed to accept proposed use of the old Huntington's
Book Store as an eating establishment, as proposed by
George W. Bentley, Lloyd S. Plumstead, and the Gor-Mar
Corporation, provided proponents agree to comply with
the Zoning Code requirements related to preservation
of the exterior of the structure. The building has
been cited by the Connecticut Historical Commission as
having architectural significance. The Commission's
decision is a modification of the request for rezoning
the site from R-4 to B-3. On motion and second by Comms.
Bengtson and Garafalo. Vote was unanimous. Public
Hearing was held January 8, 1975.

ACCEPTED PROPOSED
USE OF THE OLD
HUNTINGTON BOOK
STORE-HISTORICAL
& ARCHITECTURAL
SIGNIFICANCE

Approved Commission's Budget for Fiscal Year 1975-1976,
on motion and second by Comms. Lowry and Augustine.
Vote was unanimous.

APPROVED COMMISSIONS
BUDGET FOR FISCAL
YEAR 1975-1976

Accepted the procedural recommendations of the Dept.
of Health concerning proposals for building lot layouts
where subsurface sewage disposal systems will be nec-
essary as set forth in a letter dated December 24, 1974,
on motion and second by Comms. Garafalo and Giuffrida.
Vote was unanimous.

ACCEPTED RECOMMEN-
DATIONS OF HEALTH
DEPT. ON LOT LAYOUTS

Continued to be tabled was the proposed Zoning Code map
amendment requesting a change of zone from R-4 on the
west side of Broad Street to B-3 Zone at 141 Broad St.
Applicant Linda L. Neely. Public Hearing was held Dec.
11, 1974.

TABLED PROPOSED
ZONING CODE MAP
AMENDMENT-141 BROAD
ST.-R-4 TO B-3 FOR
LINDA L. NEELY

Agreed to give preliminary approval for additional building lots located in the "Red" area of Wesleyan Hills, PRD, I, upon receipt of prints showing required modifications on motion and second by Comm. Garafalo and Augustine. Vote was unanimous.

PRELIMINARY
APPROVAL "RED"
AREA-WESLEYAN
HILLS, PRD I

Agreed to give preliminary approval for additional building lots located in the "Yellow" area of Wesleyan Hills, PRD, I, upon receipt of prints showing required modifications on motion and second by Comms. Garafalo and Bengtson. Vote was unanimous.

PRELIMINARY
APPROVAL "YELLOW"
AREA-WESLEYAN
HILL PRD, I

Approved Phase I, Cedar Village, PRD, IV, located off Chauncey Road on motion and second by Comms. Lowry and Garafalo. Vote was unanimous.

APPROVED PHASE
CEDAR VILLAGE
PRD IV

Fieldbrook PRD, V, developers were reported requesting to modify their plans to not include development of open space area with several structures shown on the approved drawings. A spokesman was requested to come to the next meeting to produce evidence that no one had purchased any homes with the promise of the structure being completed.

FIELDBROOK, PRD,
MODIFICATION
REQUEST

A letter from Mr. Joseph Carney outlining his modifications for improvements to City owned "Palmer/Arawana Mills" located on Factory Street was received.

LETTER FROM JOS.
CARNEY-PALMER/
ARAWANA MILLS

Comm. Garafalo congratulated the Staff for their assistance on compiling all the necessary information on the Sawmill Racetrack that was used in a recent Court case which was victorious.

COMM. GARAFALO
CONGRATULATES
STAFF

Ms. Raczka's survey report was received by the Commission and George L. Augustine representative of the Citizen's Advisory Committee of the Planning and Zoning Commission, said he would be able to use her report.

SURVEY REPORT
MS. CATHERINE V.
RACZKA

Adjournment on motion and second by Comms. Garafalo and Giuffrida. Vote was unanimous.

ADJOURNMENT

Cos. Giuffrida, Secretary
Planning and Zoning Commission