

Paul P. Parisi, Chm.; Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Sec'y.; Vincent J. Loffredo; Dr. Christie E. McLeod; Seb J. Passanesi; Ralph H. Shaw, II; Alternates: George L. Augustine; Robert F. Chamberlain; Daniel Z. Shapiro; Conrad J. Tyaack

COMMISSION MEMBERS PRESENT

Mayor Anthony S. Marino

MEMBER ABSENT

George A. Reif, Dir.; Althea G. Rinaldi, Clerk; Florence Pelc, Assn't. Clerk

STAFF

Philip G. Bauer, Engr., Public Works Dept., Jeff Kotkin, reporter, Middletown Press and approximately 4 members of the public.

OTHERS

Approved Public Hearing Transcripts for July 12, 1978, October 11, 1978 and December 13, 1978. Comm. Loffredo abstained from voting on the Oct. 11, 1978, Public Hearing, because he was not present. Approved on motion and second by Comms. Lowry and McLeod. Votes were unanimous.

APP'D. PUBLIC HEARINGS OF 7/12/78; 10/11/78; 12/13/78

Approved minutes of December 13, 1978, with modifications to Special Exception for Middlesex Memorial Hospital, located at 41 Crescent St., to offices in the R-4 Zone, on motion and second by Comms. Giuffrida and Loffredo. The modification was that Comm. Tyaack voted against the proposal, and not for it. Yes votes were: Comms. Giuffrida, Lowry, Parisi, McLeod, Passanesi. No vote: Comm. Tyaack acting for Comm. Loffredo. Comm. Shaw did not participate because he was not present for the October 11, 1978 Public Hearing.

APP'D. MINUTES OF 12/13/78 WITH MODIFICATION

Approved application for amendment to the Zoning Map to rezone from I-2 to B-2, of approx. .83 acres of land owned by the City Savings Bank of Middletown, on the east side of Newfield St. adjacent to an existing B-2 Zone, on motion and second by Comms. Lowry and Loffredo. Comm. Tyaack acted for Comm. Shaw, who disqualified himself from participating at the Dec. 13, 1978, meeting. Votes were Unanimous. Applicant Wm. Caffery, Sr.

APP'D. AMENDMENT TO ZONING CODE FROM I-2 TO B-2, NEWFIELD ST. EFFECTIVE DATE JANUARY 17, 1979

Approved application for a Special Exception to conduct a day care center in the former Westfield Volunteer Fire District, located on the northerly side of Miner St., for applicant A. Thomas White, Jr. On motion and second by Comms. Loffredo and Guiffrida. Votes were unanimous.

APP'D. SPECIAL EXCEPTION, DAY CARE CENTER, WESTFIELD VOL. FIRE DISTRICT MINER ST.

Atty. John Harvey, representing McDonald's Corp., Mr. Thomas Sisson, Con. Engr., and Mr. Ron. Moore, Traffic Engineer for McDonald's Corp., each gave a brief presentation, explaining a revised site plan which shows a widening creating two (2) northbound lanes on the west side of S. Main St., directly across from McDonald's, which would help the flow of traffic going north, and would accommodate a left turn from the northbound lane. McDonald's will install a loop detector on its Ward St. driveway to operate in conjunction with the traffic signal located at the intersection of S. Main & Ward Sts. McDonald's would widen the driveway entrance from South Main St. to the building and create a triangular traffic island so that the northbound traffic turning left and southbound traffic turning right from S. Main St., may enter simultaneously. This agreement McDonald's stated was acceptable to the Middletown

TABLED McDONALD'S SPECIAL EXCEPTION SOUTH MAIN STREET

DRAFT

Police Commission and the State Highway Dept. Parking in the front of the building will be for four (4) employees. After a brief discussion the Commission requested that Dir. Reif contact the Police Chief and Police Commission inviting them to attend the next Planning and Zoning Commission meeting January 24, 1979. This item was tabled on motion and second by Comms. Loffredo and McLeod for a Special Exception to permit a drive-up facility on S. Main St. Vote was unanimous.

Mr. Glen Gordon, general manager, and Ms. Christine Kompf, window decorator of Bob's Surplus, on Main St. <sup>Building</sup> presented a proposed sign to be attached to their facade. The design showed 11 signs. One was the existing rectangular and the others were 10 circles fastened to the wall. The circles would be 4 ft. laminated 1" plywood, equaling 159 sq. ft. Mr. Gordon stated that the design was drawn before they were aware of the Sign Regulations. Nevertheless they asked if their design was feasible.

BOB'S SURPLUS  
REQUEST FOR SIGNS

The Commission stated that the Regulations allow three (3) signs and recommended the rules be followed. The alternative is to apply for an amendment to the Zoning Code to revise the sign regulations.

Gave an affirmative report, G.S. 8-24, for the purpose of purchasing land near Crystal Lake for the City of Middletown. The property adjoins City-owned Crystal Lake park and beach. The property is currently owned by J. Geer. Approved on motion and second by Commissioners Lowry and Loffredo. Vote was unanimous.

GAVE AN AFFIRMATIVE  
REPORT FOR G.S.8-24  
TO PURCHASE PROPERTY  
FOR CITY OF MIDDLE-  
TOWN

Dir. Reif reported that there are several uncompleted PRD's that were authorized under Section 45 of the Zoning Code.

PRD STATUS REQUEST  
BY DIR. G. REIF

It was recommended that the owners of the three uncompleted PRD's (Westlake, Wesleyan Hills, and Cedar Village) be invited to a future meeting of the Commission to make graphic, textual and verbal reports on the status of their projects.

REPORTS

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The revised Basic Information About Middletown, Conn. was distributed to Commission members.

The 1979 Commission member folder was distributed. This handout, updated yearly, is a collection of documents controlling the Commission actions. They include excerpts from the City Charter, the General Statutes and the Commission's own Bylaws.

Also distributed were staff comments on three reports prepared by the Midstate Regional Planning Agency under the 208 Water Quality Program. These reports were Industrial Siting: Constraints for Water Quality; Erosion and Sedimentation General Study; Projected Population and Residential Land Use.

Midstate Planning Agency-Comm. Chamberlain, no reports;  
Citizen's Advisory Committee-Comm. Augustine, no reports;

Inland-Wetlands Water Courses Agency-Comm. Shaw, no reports;  
Parking Authority Commission-Comm. Parisi, no reports;  
Redevelopment Agency-Comm. Lowry, reported a meeting was held  
Jan. 9, 1979. It was a status report meeting. The Middletown  
Press contract was approved and pending a report from the  
State to receive an easement for a parcel of land adjoining  
the Armory. A modified plan has been received from the South  
Green; the Redevelopment Agency is waiting for a reply from  
HUD so it can be signed. Comm. Lowry also reported that  
CAGM is having problems financing their day care center.

Adjournment on motion and second by Comms. Loffredo and Lowry. ADJOURNMENT

Cos Giuffrida, Secretary  
Planning and Zoning Commission

Approved at meeting of Jan. 24, 1979.

