

PLANNING AND ZONING REGULAR MEETING

JANUARY 12, 1977
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Ralph H. Shaw, II, Chairman; Eric G. Lowry, Vice-Chairman;
Cos Giuffrida, Secretary; Edward J. Kalita; Dr. Christie E.
McLeod; Paul P. Parisi; Alternates: Robert F. Chamberlain;
Thomas E. Linberry; Conrad J. Tyaack. Seb J. Passanesi*

COMMISSION MEMBERS
PRESENT

Seb. J. Passanesi; George L. Augustine

MEMBERS ABSENT

Comm. Chamberlain sat for absent Comm. Passanesi

ACTING MEMBER

George A. Reif, Director; Althea Rinaldi, Secretary

STAFF

Philip Bauer, Engr., Public Works Dept.; D'Vera Cohn,
reporter, Middletown Press; Lincoln Millstein, reporter,
Hartford Courant

OTHERS

Approved Minutes of December 8, 1976, with correction to
minutes and transcript of November 20, 1976 to Minutes
and Transcript of November 10, 1976, on motion and
second by Comms. Lowry and Giuffrida. Vote was unanimous.

APP'D. MINUTES OF
DEC. 8, 1976, WITH
CORRECTION

Approved automobile services and repair except body repair
and paint work (limited to 3 automobiles per bay on the
site at any one time) in an enclosed building in the
B-2 and B-3 Zones, on motion and second by Comms. Kalita
and Giuffrida. Vote was unanimous.

APP'D. AUTOMOBILE
SERVICE & REPAIR
IN B-2 & B-3 ZONE WIT
LIMITATIONS

* Comm. Passanesi arrived at 8:30 P.M.

Proposal for expansion of a non-conforming use specifically
for radio and electronic repair and service for McAuliffe's,
located at 921 Saybrook Road in the R-1 Zone was tabled
by Comms. Kalita and Giuffrida. ~~It was not tabled and~~
denied on motion and second by Comms. Kalita and Giuffrida.
Chairman Shaw abstained from voting. Voting were Comms.
Kalita, Giuffrida, McLeod, Parisi, Passanesi, Lowry.

DENIED EXPANSION OF
McAULIFFE'S, 921
SAYBROOK ROAD, NON-
CONFORMING USE IN
R-1 ZONE

Approved application for Special Exception by Glenn A.
Fritz to permit a small appliance sales and service facility
at 165 E. Main St., with recommendations to the Building
Dept., on motion and second by Comms. Parisi and Giuffrida.
Vote was unanimous.

APP'D. SPECIAL EX-
CEPTION-GLENN A.
FRITZ-165 E. MAIN ST.
SMALL APPLIANCE AND
SALES-RECOMMENDATIONS

Continued to table application by South Green Assoc. for a
Special Exception to permit a drive-up banking facility
at the corner of Church and Hubbards Sts. Owners City
of Middletown. R-4 Zone. On motion and second by Comms.
Kalita and Giuffrida. Vote was unanimous.

CONTINUED TO TABLE
SPECIAL EXCEPTION FOR
SOUTH GREEN ASSOC. TO
PERMIT DRIVE-UP BANK-
ING FACILITY

Tabled proposed rezoning of land near the municipal bound-
ary on the west side of Route 17 from I-2 to R-1, so as
to be in conformance with the Plan of Development on
motion and second by Comms. Kalita and Lowry. Vote was
unanimous. A motion and second by Comms. Parisi and
Passanesi was made to deny the application but after a
discussion was withdrawn.

TABLED REZONING OF
LAND WEST SIDE OF
ROUTE 17 FROM I-2 TO
R-1

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Housing Dir. Thomas Gionfriddo, presented a slightly modified sit plan for the Elderly Housing Project for Randolph Road explaining that he felt the layout satisfied the Housing Commission's needs in spite of questions concerning the distance of some units to vehicular ways. The plan was approved on motion and second by Comms. Kalita and Parisi. Comm. Passanesi excused himself from participating and Comm. Chamberlain served in his place. Vote was unanimous.

APP'D. SITE LAYOUT-
ELDERLY HOUSING-S.
MAIN ST. & RANDOLPH
RD.

Approved proposed FY '78 Commission Budget on motion and second by Comms. Lowry and Parisi. Vote was unanimous.

APP'D. FY'78, COMM.
BUDGET

Approved modification of a gas station located on South Main St., R-3 Zone, with restrictions related to a sign (the sign was to be relocated to the gas island and not rotate) for applicant Warren Shuck, on motion and second by Comms. Passanesi and Kalita. Comm. Parisi abstained from voting and Comm. Chamberlain served in his place. Vote was unanimous.

APP'D. MODIFICATION
FOR GAS STA. WITH
RESTRICTIONS FOR
WARREN SHUCK, R-3
ZONE-S. MAIN ST.

Gave an affirmative response to an A-95 Application from Midstate Regional Planning Office for Transportation Improvement Program Amendments on motion and second by Comms. Parisi and Kalita. Vote was unanimous.

GAVE AFFIRMATIVE
REPORT FOR A-95 RE-
VIEW-TRANS. IMPROVE-
MENT PRO. AMENDMENTS

A policy of interchangeability of G.S. 8-24 and A-95 reports was established on motion and second by Comms. Parisi and Kalita. Vote was unanimous.

ESTABLISHED INTER-
CHANGEABILITY OF
G.S.8-24 & A-95 RPTS.

Gave final approval for 1 additional lot for Squires Subdivision, George Street, on motion and second by Comms. Lowry and McLeod. Vote was unanimous.

FINAL APPROVAL FOR 1
ADD'L. LOT-GEORGE ST.
SQUIRES SUBDIVISION

Approved lot line modification for lots #53 & #54, located in Wesleyan Hills, on Blue Orchard Drive, on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous.

APP'D. LOT LINE MOD.
LOTS #53 & 54-WESLEYAN
HILLS, BLUE ORCHARD DR

Adjournment at 10:10 P.M. on motion of Comms. Parisi.

ADJOURNMENT

Respectfully submitted,

Cos Giuffrida

Cos Giuffrida, Secretary
Planning & Zoning Commission

Minutes approved at meeting of January 26, 1977.