

Paul P. Parisi, Chm.; Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Secretary; Walter J. Dreaher; Stephen T. Gionfriddo; Seb J. Passanesi; Rose Sbalcio; Alternates: Louis Carta; George L. Augustine; Mary C. Woods	COMMISSION MEMBERS PRESENT
Mayor Michael J. Cubeta, Jr.; Anthony J. Gaunichaux	MEMBERS ABSENT
George A. Reif, Director; Althea Rinaldi; Mary Lee Dorflinger	STAFF
Jeff Kotkin, Reporter, Hartford Courant; Jan Frazier, Middletown Press; approx. 14 persons in the audience.	OTHERS
Approved minutes of September 24, 1980 on motion and second by Comms. Lowry and Dreaher. Vote was unanimous.	APPROVD. MINUTES 9/24/80
Approved minutes of October 8, 1980, October 22, 1980, November 12, 1980, and December 10, 1980. Also approved transcript of November 12, 1980 and December 10, 1980 on motion and second by Comms. Dreaher and Gionfriddo. Vote was unanimous.	APPROVD. MINUTES 10/8/80,10/22/80 11/12/80,12/10/80 TRANSCRIPTS OF 11/12/80,12/10/80
Voted to open public hearing of January 14, 1981 to act on items 1, 3, and 6, on motion and second by Comms. Dreaher and Lowry. Vote was unanimous.	VOTED P.H.1/14/81 ITEMS 1, 3 & 6
Approved Central School conversion to living units, located at 201 College Street for applicants Caldarelli/Interbartolo Associates, on motion and second by Comms. Lowry and Sbalcio. Vote was unanimous.	APPROVD. CENTRAL SCHOOL CONVERSION TO LIVING UNITS 201 COLLEGE ST.
Adopted as proposed the Zoning Code Text and Map re: Riverfront Recreation Zone (Section 31) to delineate boundary as the railroad track to Silver Street at River Road instead of the Flood Plain line as currently designated. Map showing the approved proposal is on file in the Town Clerk's Office. Effective date January 21, 1981, on motion and second by Comms. Giuffrida and Lowry. Vote was unanimous.	ADPTD. ZON. CODE TEXT & MAP SECTION 31
Adopted as proposed to amend the Plan of Development to include extension of Industrial Park Road northward to City boundary. Map showing the approved proposal is on file in the Town Clerk's Office. Effective date January 21, 1981, on motion and second by Comms. Giuffrida and Dreaher. Vote was unanimous.	ADPTD. PLAN OF DEVELOPMENT EXT. OF INDUSTRIAL RD. TO CITY BOUND.
Denied amendment to the zoning code, Antonio Camineto, Erin Street, R-3 Zone, re: parking of commercial vehicles. The commission members felt that the requirements for commercial vehicles (which can range from 4 yarders to 18 wheelers) are not permitted uses in the residential zones and therefore the use should be discontinued by Mr. Camineto in the R-3 Zone, on motion and second by Comms. Lowry and Dreaher. Vote was unanimous.	DENIED AMEND. TO ZON. CODE RE: PARKING OF COMMERCIAL VECH. R-3 ZONE ANTONIO CAMINETO
Approved amendment to the zoning code to permit full service drive-in bank in I-2 Zones. Applicant Philip T. DeRing. Effective date March 2, 1981, on motion and second by Comms. Gionfriddo and Dreaher. Comm. Passanesi abstain- ed from voting on this item and Comm. Carta acted in his place. The yes votes were: Comms. Giuffrida; Dreaher; Gionfriddo; Sbalcio and Carta. The no votes were: Comms. Paresi and Lowry. Vote was 5 to 2.	APPROVD. AMENDMENT TO ZONING CODE I-2 ZONE PHILIP T. DERING FULL SERV. DRIVE IN BANK

Approved Special Exception to permit a full service drive-in bank off Industrial Park Road, in the I-2 Zone. Applicant Philip T. DeRingo. Effective date March 2, 1981, on motion and second by Comms. Gionfriddo and Dreaher. Comm. Passanesi abstained from voting on this item and Comm. Carta acted in his place. The yes votes were: Comms. Lowry; Giuffrida; Dreaher; Gionfriddo; Carta and Sbalcio. The no vote was Chm. Parisi. Vote was 6 to 1.

APPROVED S.E.
FULL SERV.DRIVE IN
BANK - I-2 ZONE
INDUSTRIAL PARK RD
PHILIP T. DERING

Approved change to the Subdivision Regulations to permit final approval prior to actual installation of curbs, sidewalks, finish street surfaces provided the developer signs an agreement with the City which includes financial guarantees that these items will eventually be completed at his expense. Effective date January 21, 1981, on motion and second by Comms. Lowry and Gionfriddo. Vote was unanimous.

APPROVD. CHANGE
TO SUBDIVISION
REGULATIONS
RE:INSTALLATION OF
CURBS, ETC.

Tabled application for a Special Exception to change an existing dwelling, R-3 Zone, to four (4) dwelling units located at 278-280 South Main Street. Applicant Anthony S. LaPila. The commission suggested that a letter be sent to Mr. LaPila regarding an easement for right of way for a driveway from adjoining owner.

TABLED S.E.
ANTHONY S.LAPILA
R-3 ZONE
SO. MAIN ST.

Approved to resubdivide a lot off Industrial Park Road in the I-2 Zone, into two (2) lots. Applicant/owner, Philip Armetta., on motion and second by Comms. Giuffrida and Lowry. Vote was unanimous.

I-2 ZONE
APPROVD. TO
RESUBDIVIDE LOT
INTO 2 LOTS
PHILIP ARMETTA
IND.PARK ROAD

Approved lot certification for Anthony and Marie LaPila, Summit Place, on motion and second by Comms. Giuffrida and Gionfriddo. Vote was unanimous.

APPROVD. LOT
CERTIFICATION
LAPILA,SUMMIT PL.

After a brief discussion and a report given by Director Reif concerning the zoning of south east corner of Broad and William Streets from a R-4 to B-3 Zone, the commission decided to put this item on the agenda for the public hearing of February 11, 1981.

ZONING SO. EAST
CORNER OF BROAD
& WM. STS.

Approved modification of previously approved Durgan Subdivision off Miner Street, permitting lot number 1 to be developed separately from the major project area, on motion and second by Comms. Giuffrida and Gionfriddo. Vote was unanimous.

APPROVD.MODIFICATIO
DURGAN SUBDIVISIO
OFF MINER ST.
LOT NO. 1

REPORTS:

Redevelopment Agency	Dr. Eric G. Lowry
Citizen's Advisory	Mary C. Woods
Midstate Regional Agency	Rose Sbalcio
Inland-Wetland	None

REPORTS

The commission discussed violations of the zoning code regarding Moose Club, Taylor Rental, Schilke's on East Main Street, Monte Green, and the lot on Main Street Extension across from Arco. The commission decided to vigorously pursue these violations by instructing the Zoning Enforcement Officer to take action against the violations as prescribed by state law.

ZONING CODE
VIOLATIONS
RE: MOOSE, MONTE
GREEN, ETC.

Adjournment at 8:30 P.M.

ADJOURNMENT

Cos Giuffrida, Secretary
Planning and Zoning Commission

Approved at meeting of _____.