

Steven J. Leinwand, Chm.; Stephen T. Gionfriddo, Vice-Chm.; Cos Giuffrida, COMMISSION MEMBERS PRESENT
 Sec'y; Louis A. Carta; Emanuel A. Pattavina; Rose Sbalcio, Alternates:
 George L. Augustine, Sebastian Garafalo

Mayor Michael J. Cubeta, Jr., Ex-Officio; Seb J. Passanesi; Alternate: MEMBERS ABSENT
 Vincent J. Loffredo

Alternate George Augustine acted for absent Comm. Seb Passanesi; Comm. ACTING MEMBERS
 Pattavina acted as Acting Sec'y for absent Cos Giuffrida and Comm.
 Garafalo acted for Cos Giuffrida, who left at 7:55P.M. right after Item
 6.1 on the Agenda.

George A. Reif, Director; Althea Rinaldi, Hope Kasper STAFF

Philip G. Bauer, Engr., Public Works Dept.; Lucas Held, Reporter, OTHERS
 Middletown Press; Rosemary Keogh, Reporter, Hartford Courant; also 18
 members of the audience.

A Public Hearing was held prior to this meeting. There is a separate P.H. PRIOR
 transcript of the Public Hearing TO MEETING

Approved minutes of Dec. 9, 1981, on motion and second by Comms. APPROVED 12/9/81
 Gionfriddo and Pattavina. Vote was unanimous. MINUTES

Redesignated representatives to other agencies as follows: Inland/Wetland REDESIGNATED
 Agency, Cos Giuffrida; Midstate Regional Planning Agency, Louis A. REPS. TO
 Carta; Citizen's Advisory Committee, Redevelopment Agency and Parking AGENCIES CORREC-
 Authority, Steven J. Leinwand. TION TO MINUTES
 12/9/81

Approved Special Exception to convert a house to a professional office APP'D SE
 at 131 Main St., Ext. in TD Zone for Applicant, Robert J. Curtin, with 131 MAIN ST. EXT.
 two provisos; (a) leasing 6 parking spaces from adjoining property owner ROBERT CURTIN
 C. J. Marino, (b) paying the cost of relocation of fire hydrant if moved
 to widen existing driveway. Approved on motion and second by Comms.
 Gionfriddo and Giuffrida. Vote was unanimous.

Scheduled P.H. for 2/10/82 for proposed amendment to the Zoning Code to SCHEDULED P.H.
 permit bus shelters in various locations, in any zone, as Special Ex- 2/10/82
 ception Use. The possibility of including off-site signs on the shelters BUS SHELTERS
 will be considered. Proponent Middletown Transit District. Agent Karen
 L. Olson, Transit Administrator. Comm. Giuffrida left at 7:55P.M. Comm.
 Pattavina acted as Secretary and Comm. Garafalo acted for Comm. Giuffrida.

Scheduled P.H. for 2/10/82 for proposed change of a Non-Conforming two SCHEDULED P.H.
 family house to six at 39-41 Bretton Rd. and combine adjacent lots to pro- 2/10/82
 vide off-street parking. Applicant Frank Rak. FRANK RAK
 39-41 BRETTON RD.

Scheduled P.H. 2/10/82 for proposed Special Exception as an adaptive SCHEDULED P.H.
 historic preservation use by Tri County Alcohol Council as a care home 2/10/82
 located at 77-83 Crescent St. Off-street parking requirement modification TRI-COUNTY ALCOH
 is requested. Applicant/Agent Salvatore A. Mazzotta, Esq. represent- 77-83 CRESENT ST
 ing EVLO Associates. ELVO ASSOC.

Approved lot arrangement at 770 Newfield St., I-2 Zone, on receipt and filing of proper drawing for applicant Marie M. Martin. Approved on motion and second by Comms. Pattavina and Garafalo.

APP'D LOT 770
NEWFIELD ST
I-2 ZONE
MARIE MARTIN

Approved lot arrangement of land owned by Antoine L. Gauvin, Jr. of Round Hill Road, a R-1 Zone, on receipt and filing of proper drawing. Approved on motion and second by Comms. Gionfriddo and Pattavina. Vote was unanimous.

APP'D LOT ROUND
HILL RD. ANTOINE
GAUVIN, JR. R-1

An application was received prior to the adoption of the amendment to the Zoning Code, therefore; scheduled P.H. for 3/10/82 for a proposed Special Exception to construct a television transmitter tower 499 ft. high, and an accessory building located on the easterly side of Bartholomew Rd. near the southern municipal boundary. Applicant/Agent, Irvin J. Hausman, Atty., representing Television Corp. of Hartford.

SCHEDULED P.H.
3/10/82
BARTHOLOMEW RD.
TELEVISION CORP.
OF HARTFORD

Scheduled P.H. on 2/10/82 for a proposed subdivision of four lots located on Randolph Road and South Main St., a R-1 Zone. Applicant/Agent, Tom Mickiewicz, representing Beatrice M. Christensen, owner. Approved on motion and second by Comms. Gionfriddo and Carta. Vote was unanimous.

SCHEDULED P.H.
2/10/82
4 LOT SUB-DIVISIO
RANDOLPH & S. MAI
ST. TOM MICKIEWIC

Scheduled for P.H. on 2/10/82 a proposed amendment to the Zoning Code concerning mobile vending units. For the purposes of this proposal a mobile vending unit is a stand, vehicle or similar arrangement not designed to be permanent, with no utility or other attachments to the property, on which or from which merchandise and/or food is displayed and may be sold.

SCHEDULED P.H.
2/10/82
AMENDMENT TO
ZONING CODE
MOBILE
VENDERS

A. Mobile vending units selling ready to consume food or drink are a permitted use in any zone.

B. Mobile vending units selling unprepared food or merchandise may apply for a Special Exception to permit the use following the provisions located elsewhere in the Code. (This provision is intended to accommodate activities such as the Farmers Market, certain outdoor craft sales, and the annual Main Street sale.)

Made interpretation of the Zoning Code land-use to allow for temporary automobile sales at the northwest corner of Washington and Main Streets with the proviso that no signs or lights be installed on the lot. Approved on motion and second by Comms. Gionfriddo and Augustine. Vote was unanimous.

TEMPORARY LAND
USE - AUTO SALES
WASHINGTON &
MAIN STS.

Parking for warehouses. A suggestion was made by the Commission that Mr. Joseph Carney and Director George Reif prepare a proposal for parking at warehouses for conversion consideration.

WAREHOUSES
POLICY DECISION

The affirmative G. S. 8-24 Report for land acquisitions and/or easement by City related to various street improvement projects was given at the Planning and Zoning Commission Meeting of 10/28/81, was reaffirmed by the present Commission for further submissions relating to above. Approved on motion and second by Comms. Gionfriddo and Carta. Vote was unanimous.

G.S. 8-24 REPORT
LAND
ACQUISITIONS

Approved a one year additional time extension of a Special Exception
Granted to John Robinson/Wilcox Crittenden Conversion, located on South
Main St. and Burr Ave. to expire January 26, 1983. Approved on motion
and second by Comms. Gionfriddo and Augustine. Vote was unanimous.

S.E. ROBINSON/
WILCOX CRITTEDE
CONV. S.MAIN &
BURR AVE. 1 YR.
EXT. TO 1/26/83
REPORTS

No Reports

Adjournment 10:00 P.M.

ADJOURNMENT

Emanuel A. Pattavina, Acting Secretary
PLANNING & ZONING COMMISSION

Approved at the meeting of

Feb. 10, 1982