

PLANNING AND ZONING COMMISSION--ELECTION OF OFFICERS AND REGULAR MEETING

FEBRUARY 11, 1976

Ralph H. Shaw, II, Chm.; Eric G. Lowry, Vice-Chm.; Seb J. Passanesi; Edward J. Kalita; Dr. Christie McLeod; Paul J. Parisi; Mayor Anthony Marino; Alternates: George L. Augustine; Thomas E. Lineberry; Gerald J. Lentini; Conrad J. Tyaack

COMMISSION MEMBERS
PRESENT

Cos Giuffrida, Secy.; Paul P. Parisi (Arrived for Public Hearing at 7:30 P.M.)

COMMISSION MEMBERS
ABSENT

Acting for absent Cos Giuffrida was Comm. Lentini; acting for Paul P. Parisi was Comm. Lineberry

ACTING MEMBERS

George A. Reif, Dir.; Catherine V. Raczka, Ass't. Dir.; Althea Rinaldi, Secy.

STAFF

Gerald Daley, Administration Ass't.; Philip G. Bauer, Engr., Public Works Dep .; D'Veira Cohn, reporter, Middletown Press; approx. 25 members of the public at large

OTHERS

ELECTION OF OFFICERS-ROOM 201-7:00 P.M.

Election of officers was held prior to the public hearing at 7:00 P.M. Elected are as follows:

ELECTION OF OFFICERS

Ralph H. Shaw, II, Chm., on motion and second by Comms. Lowry and Passanesi. Vote was unanimous.

Eric G. Lowry, Vice-Chm., on motion and second by Comms. Passanesi and Kalita. Vote was unanimous.

Cos Giuffrida, Secy., on motion and second by Comms. Passanesi and Kalita. Vote was unanimous.

Appointed Paul P. Parisi, as a member of the Midstate Regional Planning Agency.

Appointed Eric G. Lowry as liaison to Redevelopment Agency.

Meeting was relocated to the Council Chamber at 7:30 P.M. for the public hearing and other business.

REGULAR MEETING

Carl Fortuna, Atty. for Scarrozzo Realty Co, Inc. requesting approval of a 3 lot subdivision located off Tuttle Rd. After his presentation and discussion by the Commission, approved on motion and second by Comms. Lowry and Kalita. Vote was unanimous.

APPROVED 3 LOT SUB-
DIVISION-SCARROZZO
REALTY CO.-TUTTLE RD.

William Mahland, representing Westlake PRD II, presented an up-dated overall schematic plan of the Westlake Development. For the benefit of new Commission members "The Supplemental Plan for Westlake" was distributed, including Unit Allocations, Density Table and diagram showing the Land Use Plan of Westlake. Mr. Mahland's report covered various projects already within Westlake which had been approved by the Commission.

WESTLAKE PRD-UPDATED
SCHEMATIC PLAN

Use for the Achenbach residence in the future in relation to Westlake was discussed. It could eventually become a recreational center using their pool and tennis court. Due to

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high maintenance, the Association may not want to take it over. Otherwise it could become a private recreational center. In any event a pedestrian right-of-way would be established to complete the pedestrian circulation system.

The old Alsop Farm House near Burgundy Hills will become a Visitor's Center and Association offices. It will be Westlake's next project involving an addition.

The commercial area will have vehicular access only from the entrance road with a service road in the rear to deter from being a main cause-way.

Comms. Kalita and Passanesi complimented Mr. Mahland and ARC for abiding by the Commission's request made in September 1975, on submitting their updated schematic plan and further information.

The request to City Atty. for assistance re: Highland Ave. zoning was continued on the table.

CONTINUED ON TABLE
HIGHLAND AVE. ZONING

Mayor Marino arrived at 8:40 P.M.

Approved minutes of Jan. 14 and Jan. 28, 1976, on motion and second by Comms. Parisi and Lowry. Vote was unanimous.

APPROVED MINUTES OF
1/14/76 & 1/28/76

Approved modification of a subdivision previously approved off Lake Ridge Heights for Mary Ann Milardo, owner, on motion and second by Comms. Passanesi and Parisi. Vote was unanimous.

APPROVED SUBDIVISION
OFF LAKE RIDGE HEIGHTS
MARY ANN MILARDO

Gave an affirmative report for A-95 Review application from Midstate Regional Planning Agency relating to Middletown's application for Housing and Community Development General Purpose Discretionary Funds for the North End Project Area, on motion and second by Comms. Parisi and Kalita. Vote was unanimous.

AFFIRMATIVE REPORT
A-95 APPLICATION
HOUSING AND COMMUNITY
DEVELOPMENT GENERAL
PURPOSE DISCRETIONARY
FUND-NORTH END PJ. AREA

Gave an affirmative report in accordance with the G.S. 8-24 requirement to purchase the Alsop property located in the "Cromwell Meadows" and agreed to designate the area as open space on the Plan of Development, on motion and second by Comms. Parisi and Lentini. Vote was unanimous.

AFFIRMATIVE REPORT
G.S. 8-24 TO PURCHASE
ALSOP PROPERTY-TO BE
USED AS OPEN SPACE
"CROMWELL MEADOWS"

At the request of Mayor Marino, to avoid the loss of a \$640,000 grant by the State's Dept. of Community Affairs, to be used for the construction of 40 dwelling units for the elderly that the Planning and Zoning Commission schedule a public hearing because of a cut-off date for March 10, 1976, by the DCA.

REQUEST FOR PUBLIC
HEARING-SPECIAL EXCEP.
FOR ELDERLY HOUSING

Two locations, both in the R-1 Zone have been proposed. Elderly Housing can only be located in the R-1 Zone and can only be granted Special Exception.

If one or the other locations meets the approval of the Housing Commission a public hearing will be scheduled for March 10, 1976, on motion and second by Comms. Parisi and Lowry. Vote was unanimous.

Comm. Lowry reported on the monthly meeting of the Redevelopment Agency concerning ALCO for Metro South. A request had been made for the developer (ALCO) to attend the Planning and Zoning Commission Meeting Feb. 11, 1976, with definite plans and outlines so the Planning and Zoning Commission could start their processing.

Dir. Reif spoke to the developer the day before the meeting (Feb. 10) and discussed the plans and Mr. Reif asked him to show the necessary sq. footage, and return the plans to the Planning Office.

Comm. Lowry feels at this point that the Commission should not be blamed for lack of cooperation which they had been previously, relating to a decision on redevelopment application.

Comm. Kalita questioned about another project in the Metro-South concerning the widening of the bridge on E. Main St. and if they were going to provide a turn-around on Greenfield St. which is a dead end street. Dir. Reif was verbally told that the Redevelopment had no money to do either and no changes to the present proposal were going to be made.

Ms. Raczka, Ass't. Dir., researched "The Elderly Population In Middletown and their Housing Needs" at the request of the Mayor.

She reported that she made contact with 13 government agencies at the federal, state and local levels including HUD and Dept. of Community Affairs. She stated that the analysis of all the data does point to a growing elderly population in Middletown, one that might need public housing.

Ms. Raczka suggested that a decision on future actions by the City should not be finalized until information is obtained from a proposed survey.

Ms. Raczka stated that various agencies use 62 or 65, or both, as the lower limit for elderly category. State agencies rely on the 1970 Census and Health Dept. estimates for population. Population is not broken down into age groups.

The Commission on Hospitals and Health Care estimates there are currently 3,550 people 65 and older in Middletown. The Dept. of Aging estimates a 10% increase in Conn. of the 62 and older groups. There are 5,052 individuals 62 and older living in Middletown at present.

The Federal Government estimates population between Census years, but their estimates also are not broken down by age groups. Like the State, estimates of current population Federal estimates are based on 1970 adjusted partially. According to the Middletown office of Social Security Administration there were 3,978 people over 62 getting benefits. Many retired---such as teachers---do not receive Social Security since they have a different retirement plan.

Prior efforts at estimating the elderly population in Middletown by local sources was done as part of PROJECT FIND, and as part of the housing element of the CDAP.

PROJECT FIND was a door to door survey of the elderly sponsored by the Middletown Senior Affairs Comm. It was designed to locate all persons over 60 in Middletown, and to identify their needs and problems.

REDEVELOPMENT
REPORT-COMM.
LOWRY RE; ALCO
METRO-SOUTH

COMM. KALITA
QUESTIONED
E. MAIN ST. &
GREENFIELD ST.
REDEVELOPMENT
METRO-SOUTH AREA

MS. RACZKA'S
RESEARCH REPORT
ON HOUSING FOR
THE ELDERLY

There is a need for an up to date accounting of the elderly in Middletown, and for some notion of their growth in Middletown. The Planning and Zoning is a key information source on demographic characteristics. It is only Planning and Zoning that can provide information on present and future growth patterns for the community, and for special groups in the community. There will be 4,957 people who will need housing in Middletown during the next 5 years.

Information on population, income and housing is essential in consideration of additional elderly housing. Responsibility for generating the appropriate background data rests with local government. In response to an inquiry from the Planning and Zoning Commission, HUD wrote the "determination of housing need for the elderly is essentially a local estimate which considers such factors as the number of low income elderly in the community, the elderly living under unsatisfactory housing conditions or paying too high a percentage of their income in rent and the elderly persons and families who have indicated an interest in moving into a subsidized housing unit. This is then reviewed in terms of what the community has already provided to meet these needs."

Chm. Shaw discussed violations to the Zoning Code which included trailers, signs and junk yards and where they are.

ZONING CODE
VIOLATIONS
DISCUSSION

Comm. Passanesi stated that gasoline stations and tire companies have vans parked in front of a house which is obstructing views. Electricity is connected to these vans and are being used for stock purposes and perhaps are not paying taxes on them because they're not considered a building. They're parked against the building lines which is a violation to the Code.

Comm. Lowry stated he has noted a considerable amount of gas stations that have rental trucks.

Adjournment, on motion and Comm. Kalita accepted by Chm. Shaw at 10:15 P.M.

Submitted
Respectfully,

Acting Secy. Gerald Lentini
Planning and Zoning Commission