

Paul P. Parisi, Chm.; Eric G. Lowry, Vice-Chm.; Comms. Walter J. Dreaher; Stephen T. Gionfriddo; Rose Sbalcio; Alternates: Mary C. Woods; Louis Carta

COMMISSION MEMBERS PRESENT

Mayor Michael J. Cubeta, Jr.; Cos Giuffrida, Secretary; Comm. Seb J. Passanesi; Alternates: George L. Augustine; Anthony J. Gaunichaux

MEMBERS ABSENT

Comm. Lowry acted as Secretary for absent Cos Giuffrida; Comm. Woods acted for absent Comm. Giuffrida; Comm. Carta acted for absent Comm. Passanesi.

ACTING MEMBERS

George A. Reif, Director; Althea Rinaldi; Mary Lee Dorflinger

STAFF

Robert Frank, Zoning Enforcement Officer; Jeff Kotkin, Reporter, Hartford Courant; Jan Frazier, Reporter, Middletown Press; approx. 15 persons in the audience.

OTHERS

Approved transcript of January 14, 1981, on motion and second by Comms. Dreaher and Woods. Vote was unanimous.

APPROVD. TRANSCRIPT 1/14/81

Also approved minutes of January 28, 1981, with correction to be made on page two, A-95 Review, omitting the word debatable. Also enter into minutes of January 28, 1981, that Chairman Paul P. Parisi did make an appearance at the meeting but had to leave to attend a meeting of the Common Council's Finance Committee, on motion and second by Comms. Lowry and Gionfriddo. Vote was unanimous.

APPROVD. MINUTES 1/28/81 WITH CORRECTION

Agreed to consider items one through seven from the public hearing, on motion and second by Comms. Carta and Gionfriddo. Vote was unanimous.

ITEMS 1 THROUGH 7

Approved amendment to the Zoning Map to rezone the area at Broad, William and Old Church Streets from R-4 to B-3 Zone, on motion and second by Comms. Lowry and Gionfriddo. Vote was unanimous.

APPROVD. AMEND. TO ZONING MAP FROM R-4 TO B-3 ZONE BROAD, WM.STS.ETC

Adopted as proposed a new zone called Interstate Trade Zone (I T Zone) which will permit certain job intensive land use activities such as manufacturing, laboratories, printing, studios, offices and banks, along with the accessory use of allowing helicopter landing, on motion and second by Comms. Gionfriddo and Carta. Vote was unanimous.

ADOPTED I T ZONE

Approved as proposed amendment to the Zoning Map to redesignate the present I-2 Zone near I-91 to I T Zone (Interstate Trade Zone), on motion and second by Comms. Gionfriddo and Lowry. Vote was unanimous.

APPROVD. AMEND. TO ZONING MAP REDESIGNATE I-2 ZONE NEAR I-91 TO I T ZONE

Approved amendment to the Zoning Map to change area west of Walnut Street and Wall Street from R-3 to TD Zone (Transitional Development Zone), on motion and second by Comms. Dreaher and Gionfriddo. Vote was unanimous.

APPROVD. AMEND. TO ZONING MAP FROM R-3 TO TD ZONE.

Approved amendment to the zoning code to change parking requirements Section 40, Item 40.04.15 Office Buildings, Professional Building or Similar uses from present 1 space per 500 gross sq. ft. of building to 1 space per 300 gross sq. ft. of building, on motion and second by Comms. Gionfriddo and Carta. Vote was unanimous.

WEST OF WALL & WALNUT ST.

APPROVD. AMEND. TO ZONING CODE SECTION 40 40.04.15

Approved amendment to the Zoning Code to remove area of living spaces from definition of dwellings Section 16, Items 16.04.06 through 16.04.09, on motion and second by Comms. Lowry and Woods. Vote was unanimous.

APPROVD. AMEND. TO ZONING CODE SECTION 16 ITEMS 16.04.06 THROUGH 16.04.09

Approved amendment to the Zoning Code to delete any drive-in facilities except banks, car-wash or gas stations, on motion and second by Comms. Bresner and Gionfriddo. Vote was unanimous.

APPROVD. AMEND. TO
ZONING CODE RE:
DRIVE-IN
FACILITIES

Voted to reconsider A-95 Review for proposed 50 housing units on Washington Street, on motion and second by Comms. Gionfriddo and Lowry.
Voted to check appropriate box for funding regarding A-95 Review for proposed 50 housing units on Washington Street, on motion and second by Comms. Gionfriddo and Lowry. Vote was unanimous.

A-95 REVIEW
50 HOUSING UNITS
WASHINGTON ST.

Request for Subdivision at the Middletown/Durham Town Line, Rt. 17 be scheduled for Public Hearing of March 11, 1981, on motion and second by Comms. Lowry and Sbalcio. Vote was unanimous.

SUBDIVISION, RT. 17
MIDDLETOWN/DURHAM
LINE-P.H. 3/11/81

A report was given by Director Reif regarding the City mapping program. The Commission felt that adding to the specifications of the map the outline of the properties was very important.

CITY MAPPING
PROGRAM

Chairman Paul Parisi read a thank you note from former Commission member Robert Chamberlain.

REPORTS:

REPORTS

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

Adjournment at 8:30 P.M.

ADJOURNMENT

Dr. Eric G. Lowry, Acting Secretary
Planning and Zoning Commission

Approved at meeting of _____