

COMMISSION ON THE CITY PLAN AND ZONING REG. MTNG.

FEBRUARY 14, 1973

Ralph M. Shaw, II, Chm.; David B. Mylchreest; Eric Lowry; George L. Augustine, Alt.

COMMISSION MEMBERS PRESENT

Robert F. Chamberlain, Vice-Chm.; Seb Passanesi; Frederick Congdon, Alt.; Salvatore Lisitano, Alt.

MEMBERS ABSENT

George A. Reif, Dir.; Althea Rinaldi

STAFF MEMBERS

Atty. Michael Berman, Hartford, representing Calvin Gerson, Atty. Karpel, representing sellers re: Calvin Gerson; Atty. Samuel Allen, representing Monarch Builder, of Cedar Village, PRD IV; Plater Campbell, Conservation Scientist, Geoffry Colegrove, Dir. Midstate Regional Planning Agency; Sherman Beinhorn, reporter, Middletown Press. Approximately 40 members of the public at large.

OTHERS

Organizational meeting opened with the nomination of Ralph M. Shaw, II, for Chairman, on motion and second by Comms. Lowry and Mylchreest. Voting was unanimous.

APPOINTMENT OF COMM. CHAIRMAN

Comm. Chamberlain was elected Vice-Chairman, on motion and second by Comm. Lowry and Augustine. Voting was unanimous.

APPOINTMENT OF VICE-CHAIRMAN

Comm. Mylchreest was elected Secretary, on motion and second by Comms. Lowry and Augustine. Voting was unanimous.

APPOINTMENT OF SECRETARY

Soil Conservationist Scientist Plater Campbell, reported on the Sumner Brook Watershed. Mr. Campbell stated the City administration and the Council must decide now whether to limit development of over 8,000 acres of land in the Sumner Brook Basin and how to handle the water. One solution was to construct a dam within the Watershed. Another, building of channels that would divert the water into holding basins.

SUMNER BROOK WATERSHED REPORTED BY SCIENTIST PLATER CAMPBELL

Financial aid would be available from the Federal Government but some of the cost would have to be picked up by the City.

The City must take steps to enter into agreements with the Soil Conservation Service for technical assistance and to cover acquisition of such lands as needed to prevent continued flooding.

Mr. Campbell presented a sketch with various streams and wetland areas.

Reg. Mtng. minutes of December 27, 1972 and January 10, 1973, MINUTES OF 12/27/72 were approved on motion and second by Comms. Augustine and Lowry. Voting was unanimous. & 1/10/73 APPROVED

Approved in concept change of a 1968 Skytop Apartment project in which a four lot subdivision layout is voided and replaced by a single building lot which will be processed as a site plan review in accordance with the Zoning Code. The number of permitted dwelling units to be reduced from 104 to 81. There will be two driveways

SKYTOP APARTMENTS APPROVED IN CONCEPT

COMMISSION

but no City street will be involved. Added parking as been provided and apartments will be sold as condominiums, on motion and second by Comms. Mylchreest and Lowry. Voting was unanimous.

Approved the proposed Butler/Petrosky application to remove gravel and the reclamation of an area of 17 acres off Country Club Road. Approval will be effective as of March 1st, if the Performance Bond is accepted as stipulated in the Zoning Code. Comm. Mylchreest excused himself from participating. Voting was unanimous.

BUTLER/PETROSKY
COUNTRY CLUB ROAD
PERFORMANCE BOND
REQUIREMENT

Approved in concept the Fieldbrook, PRD V, proposed by Barnett Development Corporation, to be located off Sharon Road with the stipulation that recommendations of the SCS Environmental Review Team be followed to minimize the storm water surface run off. Sixty 1 family residential units will be constructed, on motion and second by Comms. Lowry and Augustine. Voting was unanimous.

FIELDBROOK PRD V
SHARON ROAD
BARNETT DEVELOPMENT
CORPORATION

The Commission was notified verbally the the GMCC-Subdivision off RANDolph Road had been withdrawn. A letter of confirmation is expected.

GMCC-SUBDIVISION
WITHDRAWN-VERBALLY

The Midstate Regional Agency informed the Commission by letter that there would be an increase of \$680 for their assessment of Middletown for the Fiscal Year Budget 1973-74. Approved on motion and second by Comms. Augustine and Lowry that the Budget be modified before its presentation at the Council Meeting, Feb. 22. Voting was unanimous.

INCREASE TO THE
BUDGET

Approved on motion and second by Comms. Mylchreest and Augustine, that a temporary permit be given for permitted operations for Feldspar mining extractions until the Commissions meeting of April 11, 1973, when additional information from Feldspar and a report from the Environmental Review Team are available. Voting was unanimous.

FELDSPAR EXTENSION
OF PERMITTED USE FOR
MINING EXTRACTION

Site plan for proposed office at 390 Washington Street, owned by Nicholas Saraceno was tabled on motion and second by Comms. Mylchreest and Lowry. Voting was unanimous.

TABLED-NICHOLAS
SARACENO-PROPOSED
OFFICE-WASHINGTON ST

On motion and second by Comms. Lowry and Mylchreest, a site plan for a proposed Teleprompter sign located off Tuttle Road, that the sign be attached to the building rather than be free standing. Voting was unanimous.

TELEPROMPTER SIGN
TUTTLE ROAD

Site plan of Mac Davis Repair Shop, to be located off Pease Avenue, was tabled on motion and second by Comms. Lowry and Augustine, until drawing is corrected to show paint shop and provisions for air pollution control have been accepted by the Health Dept. Voting was unanimous.

TABLED-MAC DAVIS
REPAIR SHOP-PEASE
AVENUE

COMMS

Site plan for a conversion of a residential building to an office and retail outlet at 50 Washington Street, owned by Mrs. Mary Wemett, was tabled, on motion and second by Comms. Mylchreest and Augustine. Voting was unanimous.

TABLED-MRS. MARY WEMETT-OFFICE & RETAIL OUTLET-WASHINGTON STREET

Approved use of space in the Polish National Home, Warwick Street, for medical office use by a doctor of optometry, on motion and second by Comms. Mylchreest and Lowry. Comm: Augustine excused himself from participating. Voting was unanimous.

APPROVED-OFFICE SPACE-POLISH NAT'L HOME-WARWICK ST.

Application for rezoning of land, from R-1 to B-2, located northeast of the intersection of S. Main St. and Randolph Rd. (bounded on the east by Highland Ave.) submitted by Beatrice M. Christensen was denied, because no need for additional areas zone B-2 was demonstrated, on motion and second by Comms. Mylchreest and Augustine. Voting was unanimous.

DENIED-REZONING SUBMITTED BY BEATRICE M. CHRISTENSEN FROM R-1 TO B-2

Approved, on motion and second by Comms. Mylchreest and Lowry, part of a subdivision of land adjoining Bear Hill and Brooks Roads on land owned by Cynthia B. Carlson. Lots be reduced from six to five pending Health Dept. approval for on site water and septic system for lot proposed as lot #6. Voting was unanimous.

CYNTHIA B. CARLSON SUBDIVISION-BEAR HILL AND BROOKS RDS.

Site plan of Cedar Village, PRD, IV, to be located off Chauncy Rd., was tabled on motion and second by Comms. Mylchreest and Augustine, pending further considerations of the entrance arrangement from Chauncy Rd. to the project area. Voting ended in a dead lock and would require another member to break it.

TABLED-CEDAR VILLAGE PRD IV-CHAUNCY RD.

A revised concept for North Hills, PRD III, to be located off an extension of Cynthia Lane which was previously a proposed four-plex units are replaced by attached townhouse style dwelling units was approved on motion and second by Comms. Augustine and Lowry. Voting was unanimous.

CONCEPT APPROVED-NORTH HILLS PRD III CYNTHIA LANE EXT.

Authorized the approval of Section 1 (16 lots) of the Farms Project in Westlake, PRD II, upon receipt of Water & Sewer Dept. acceptance of utility line installations, on motion and second by Comms. Lowry and Augustine. Voting was unanimous.

AUTHORIZED APPROVAL SECTION 1-THE FARMS-WESTLAKE PRD II

A public hearing sponsored by City Plan and Zoning, will be scheduled for March 7, 1973, starting at 7:30 P.M. in the Council Chamber for the purpose of giving the public the opportunity to view drawings and hear a presentation by consultants of Close, Jensen & Miller Consulting Engineers, for the Traffic Operations Program to Increase Capacity and Safety, on the widening of Washington Street from Vine Street to Main Street.
RESPECTFULLY SUBMITTED:

TOPICS-PUBLIC HEARING-MARCH 7, 1973. CP&Z HOSTING

David B. Mylchreest
DAVID B. MYLCHREEST, SECRETARY
COMMISSION ON THE CITY PLAN
AND ZONING

COMMISSION