

Steven J. Leinwand, Chm.; Stephen T. Gionfriddo, Vice-Chm.; Louis A. Carta, Seb J. Passanesi, Emanuel A. Pattavina, Rose Sbalcio, Aternates: George L. Augustine, Sebastian Garafalo

COMMISSION MEMBERS PRESENT

Mayor Michael J. Cubeta, Jr., Ex-Officio, Cos Giuffrida, Sec'y; Alternate: Vincent J. Loffredo

MEMBERS ABSENT

Alternate George Augustine acted for absent Sec'y. Cos Giuffrida

ACTING MEMBER STAFF

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

Phillip G. Bauer, Engr., Public Works Dept.; Robert Frank, Building Division; Lucas Held, reporter, Middletown Press; Rosemary Keogh, reporter, Hartford Courant; also 15 members of the audience.

OTHERS

A Public Hearing was held prior to this meeting. There is a separate transcript of the Public Hearing.

P.H. PRIOR TO MEETING

Approved minutes of Feb. 10, 1982 on motion and second by Comms. Garafalo and Pattavina. Vote was unanimous.

APPROVED 2/10/ MINUTES

Approved change of Non-Conforming two family house to six at 39-41 Bretton Rd. and combine adjacent lots to provide off-street parking for applicant Frank Rak with the stipulation to improve drainage and to consider recommendation by the Police Dept. Comm. Passanesi disqualified himself on this item. Approved on motion and second by Comms. Pattavina and Sbalcio. Vote was unanimous.

APP'D NON-CONFORMING USE
39-41 BRETTON RD. FRANK RAK

Adopted amendment to Zoning Code to permit bus shelters in various locations, in any zone, as a Special Exception. Proponent Middletown Transit District. Agent Karen L. Olson, Transit Administrator. Effective date Monday, March 8, 1982. Off-site signs on the shelters are subject to the regulations in the Zoning Code under Sec. 48. Approved and second by Comms. Pattavina and Garafalo. Vote was unanimous.

ADOPT AMENDMENT TO ZONING CODE BUS SHELTERS AS S.E.

A discussion was held by the Commission regarding Mobile Vendors. A motion was made by Comm. Gionfriddo and second by Comm. Garafalo to reject Item 2.3 on the P.H. and to transfer to Item 5.3 on the Agenda. Vote was unanimous. On motion by Comm. Gionfriddo and second by Comm. Garafalo, amendment to the Zoning Code concerning Mobile Vendors was denied. Vote was unanimous.

DENIED AMENDMENT, ZONING CODE, BUS-SHELTERS
MOBILE VENDING

Scheduled for P.H. proposed amendment to the Zoning Code for off-street parking requirements for warehouses (now part of Item 40.04.11 from current requirements of one (1) space per 500 square feet to one (1) space per 1,000 square feet of gross building area as Item 40.04.18. Approved on motion and second by Comms. Gionfriddo and Pattavina. Yes votes were Comms. Leinwand, Gionfriddo, Carta, Passanesi, Pattavina, & Sbalcio. No vote was Comm. Augustine.

SCHEDULED P.H. 3/10/82
PROPOSED AMENDMENT, OFF-ST. PARKING FOR WAREHOUSES

Scheduled for P.H. proposed amendment to the Zoning Code, Section 42, Item 42.02, 1. Delete first sentence and substitute: "all uses which are permitted in designated zones in which aquifers are located are permitted as follows:" In item (c) delete word "sites" and substitute word "facilities". Approved on motion and second by Comm. Gionfriddo and Augustine. Vote was unanimous.

SCHEDULED P.H. 3/10/82
PROPOSED AMENDMENT, ZONING CODE SEC. 42

Scheduled for P.H. for proposed amendment to the Zoning Code relating to off-street parking requirements, Section 40. Item 40.03.01 Parking Space Area. Proposal to change minimum parking space size from 180 square feet to 162 square feet. Minimum space would be 9 feet by 18 feet instead of 9 feet by 20 feet. Item 40.03.04 Interior Driveways. Proposal to change minimum driveway width from 25 feet to 24 feet. Approved on motion and second by Comms. Gionfriddo and Augustine. Vote was unanimous.

SCHEDULED P.H.
3/10/82
PROPOSED AMENDMENT, ZONING CODE, SEC. 40
OFF-STREET PARKING

Chm. Leinwand raised a question to review notices being sent prior to Public Hearings. No action was taken.

NOTICES
P.H.

A discussion was held by the Commission to consider changing property located presently in an R-4 Zone to an R-1 Zone on Washington St. No conclusion was reached.

ZONING CHANGE
WASHINGTON ST.

No Reports

REPORTS

Adjournment 9:30 P.M. Approved on motion and second by Comms. Pattavina and Augustine. Vote was unanimous.

ADJOURNMENT

George L. Augustine, Acting Secretary
PLANNING AND ZONING COMMISSION

Approved at the meeting of _____