

FEBRUARY 28, 1979

Dr. Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Sec'y.; Vincent J. Loffredo; Dr. Christie E. McLeod; Seb J. Passanesi; Ralph H. Shaw, II. Alternates: Daniel Z. Shapiro; Conrad J. Tyaack; George L. Augustine; Robert F. Chamberlain

COMMISSION MEMBERS PRESENT

Paul P. Parisi, Chm.; Mayor Anthony S. Marino

MEMBERS ABSENT

Daniel Z. Shapiro acted for absent Paul P. Parisi

ACTING MEMBER

George A. Reif, Dir.; Althea Rinaldi, Clerk; Florence Pelc, Assn't. Clerk

STAFF

Philip G. Bauer, Engr., Public Works Dept.; Jeff Kotkin, reporter, Middletown Press; Approx. 3 members of the public

OTHERS

Approved minutes of February 14th, 1979, on motion and second by Comms. Loffredo and Giuffrida. Vote was unanimous.

APP'D MINUTES OF 2/14/79

Denied application for proposed amendment to Section 48.04 of the Zoning Code to permit eleven (11) signs instead of the current three (3) for commercial use by applicant Christian D. Komp, Bob's Surplus Inc., on motion and second by Comms. Shaw and Loffredo. Comm. Tyaack acted for Comm. Shapiro who excused himself from participating since he was not at the public hearing 2/14/79, and the transcript was not available prior to the meeting. Vote was 5-2. Vote in favor of denial: Comms. Shaw, Loffredo, Dr. McLeod, Passanesi, Dr. Lowry. Vote not in favor of denial: Comms. Giuffrida and Tyaack.

DENIED AMENDMENT TO SECTION 48.04

Tabled application for Special Exception to open a neighborhood store, in the R-1 Zone, on Middlefield Street at Hendley Street for applicant Olga J. Marszalek et al by agent Lucy Scata, on motion and second by Comms. Loffredo and Giuffrida. Comms. Tyaack acted for Comm. Shapiro who excused himself from participating, since he was not at the public hearing 2/14/79, and the transcript was not available prior to this meeting. Vote was unanimous.

SPECIAL EXCEPTION NEIGHBORHOOD STORE MIDDLEFIELD STREET

Comm. Shapiro resumed voting.

An application for G.S. 8-24 Review was reviewed for land acquisition at northend landfill site. It was given an affirmative vote to be placed on the evening's agenda, on motion and second by Comms. Giuffrida and Shaw. Vote was unanimous.

G.S. 8-24 REVIEW PLACED ON AGENDA

Gave an affirmative report, G.S. 8-24, for land acquisition at northend land fill site, on motion and second by Comms. Loffredo and Shaw. Vote was unanimous.

AFFIRMATIVE REPORT G.S. 8-24 REVIEW NORTHEND LANDFILL

A meeting will be scheduled shortly about the Wesleyan Hills PRD. Wesleyan Hills is planning to develop another neighborhood in the Blue Area. They will come to the P. & Z. Comm. to give background information. The last time a progress report was made was in 1973. Jim Lash at that time had a map showing density and development and various other features required for the PRD. Wesleyan Hills PRD was developed under Section 45 (PRD) of the Zoning Code, which was in effect in 1968. Section 45 (PRD) is no longer in the Zoning Code. Copies of Section 45 will be distributed to Comm. members.

WESLEYAN HILLS PRD PLAN FOR DEVELOPING BLUE AREA

No further information was submitted for North Hills, PRD, addition for a pool and tennis Court. NORTH HILLS PRD, NO FURTHER INFO.

Approved request by Greater Middletown Preservation Trust, for \$4,000. from the Comm. Development Block Grant funds for publications about Middletown's Neighborhoods in relationship to historic features on motion and second by Comms. Passanesi and Loffredo. Comm. Tyaack acted for Comm. Shapiro who excused himself from participating on this item. Yes votes: Passanesi, Loffredo, Giuffrida, Dr. McLeod, Shaw, Dr. Lowry. No vote: Comm. Tyaack. Vote was 6-1. APP'D. FUNDS FOR GMPT FOR PUBLICATIONS

Approved on motion and second by Comms. Loffredo and Passanesi, the following three items to be scheduled for Public Hearing for Zoning Code amendments as follows: 1) To permit office building heights up to six (6) stories in I-2 Restricted Industrial Zones. Currently the maximum permitted height is fifty (50) feet. 2) To prohibit residential uses in B-2 General Business Zones. 3) To eliminate any reference to minimum lot frontage requirements for residential uses in B-3 Central Business Zone. Vote was unanimous. THREE PROPOSED AMENDMENTS TO ZONING CODE, SCHEDULED FOR PUBLIC HEARING

Director George Reif, commented on "Survey of Freestanding Sign Heights in Some Connecticut Cities", for height limitations in relation to various highways. This survey was done because of an approval given Howard Johnson's for 85' sign off of Route 9. SIGN SURVEY-RE: HOWARD JOHNSON'S SIGN APPROVAL

The feeling of the Commissioners was to let the decision made at the meeting of Dec. 13, 1978, stand and not to modify Section 48.04 of the Zoning Code. Also no opposition was presented to the Commission on Howard Johnson's sign approval.

REPORTS:

Dir. Reif reported there were no additional comments on the Capital Facility Plan beyond what was written in the briefs. COMM. FAC. PLAN

The Housing Sales comments were included in the briefs. Dir. Reif stated that a housing sales map will be available shortly. HOUSING

Comm. Chamberlain reported his dissatisfaction of the map produced for the State Plan of Conservation and Development. The map didn't show several industrial areas. STATE PLAN OF CONSERVATION & DEVELOPMENT

Dir. Reif stated that our main interest is to get the people at the State level to become aware of what is being done at the local and regional level.

Comm. Chamberlain also reported that the City's fee for the Midstate Regional Planning Agency was established for the coming year at 3¢ per capita. MRPA FEE

Comm. Shaw, liaison for Inland-Wetland Agency, reported that the Knox Subdivision would be returning for a review. INLAND-WETLAND AGCY.-KNOX SUB.

Comm. Dr. McLeod spoke earlier in the meeting on the Community Development Block fund for GMPT. CITIZEN ADVISORY COMM.

ADJOURNMENT at 9:05 P.M., on motion and second by Comms. Loffreda and Giuffrida. ADJOURNMENT

Cos Giuffrida, Secretary
Planning and Zoning Commission