

Eric G. Lowry, V-Chm.; Cos Giuffrida, Secretary; Dr. Christie McLeod; Seb. J. Passanesi; Ralph Shaw II; George L. Augustine; Robert F. Chamberlain; Daniel Z. Shapiro; Conrad J. Tyaack.

MEMBERS PRESENT

Paul P. Parisi, Chm.; Vincent J. Loffredo; Mayor Anthony S. Marino.

MEMBERS ABSENT

George A. Reif, Director; Florence Pelc, Transcribing Secretary.

STAFF

Phil Bauer Engr. Public Works Dept.; Kim Smith, reporter, Middletown Press; and approximately 11 members of the public.

OTHERS

Vice Chairman Lowry acted as Chairman for the absent Chairman Parisi.

ACTING CHAIRMAN

Vice Chairman Lowry called the meeting to order at 7:30 and made the necessary appointments of alternate members for the absent Commissioners.

MEETING WAS CALLED TO ORDER

Comm. Shapiro acted for Chm. Parisi; and Comm. Tyaack acted for Comm. Loffredo; and Comm. Augustine acted for Comm. Giuffrida; and Comm. Dr. McLeod acted as secretary until the arrival of Secretary Giuffrida.

ACTING MEMBERS

Secretary Giuffrida arrived at 7:35 and assumed his roll on the Commission.

The first part of this meeting was a Public Hearing, the transcript of which is separate from these minutes.

The transcription on the Moose Club from the Feb. 8, 1978 Public Hearing was voted on and approved on motion and second by Comms. Shapiro and Shaw. No other part of that transcript was available at this time. Vote was unanimous.

APP'D TRANSCRIPTION OF MOOSE CLUB 2/8/78 NO OTHER PART WERE AVAILABLE AT THIS TIME

Approved the minutes of Feb. 22, 1978 (with the stipulation that they be clarified to show that members who were absent from the Public Hearing did not participate in the discussion or voting) on motion and second by Comms. Shaw and Shapiro. Vote was unanimous.

APP'D MINUTES OF 2/22/78 WITH STIPULATION TO CLARIFY THE MEMBERS WHO WERE ABSENT AT PUBLIC HEARING WHO DID NOT PARTICIPATE IN DISCUSSION OR VOTING.

During the discussion with the public Mr. Edward Kalita of Lorelei Circle reminded the Commission of a letter he had sent to Mayor Marino when he was a Councilman and Planning Commission Chairman.

MR. EDWARD KALITA REPORTED ON TRAILERS PARKED AT SERVICE STATIONS AN OLD ITEM

The letter concerned trailers that are parked at gasoline service stations. He said the Mayor had promised a City ordinance prohibiting or controlling this trailer activity. He noted that no action had occurred to date and ask the Commission to inquire into the situation.

As a result the Commission asked the Director to inquire of the Mayor the current status of Mr. Kalita's proposal.

The only old business on the agenda was the Moose Club. At it's most recent meeting the Commission had tabled this proposal awaiting a report from the D.O.T.

MOOSE CLUB PROPOSAL TABLED AWAITING FOR REPORT FROM D O T.

The Director reported that the awaited analysis from D.O.T. had not arrived. Therefore on motion and second by Comms. Giuffrida and Shapiro, the item remained tabled. Vote was unanimous.

An application to modify a non-conforming land use was introduced. The land use is a restaurant on South Main Street in an R-3 zone, formally operated as Pizza Hut. Proponent Douglas Beach intends to modify the building and continue its use as a restaurant. After discussion by two Attorney's representing the proponent and land owner, one of whom protested the need for the Commission review of the proposal the concept for modification was unanimously approved on motion and second by Comms. Shaw and Giuffrida with an added stipulation that the Commission did indeed have a Community responsibility to consider the proposal.

AN APPLICATION TO MODIFY A NON-CONFORMING USE ON SOUTH MAIN STREET FORMERLY THE PIZZA HUT.

A list of Community Facility proposals for 1978 was issued to the Commission members as a fore-runner of a more complete presentation at the next meeting and the Public Hearing to be held in April about proposed Community Facilities.

COMMUNITY FACILITIES PROPOSALS OF 1978 WAS ISSUED TO THE COMMISSION MEMBERS

A map showing land in Middletown used for farming, both active and inactive, was displayed to the Commission. The map had been obtained from the University of Connecticut Extension Services. The Director reported that farm land use would be displayed on the current Land Use Map and then would eventually be proposed to be incorporated on the Land Use Component of the Plan of Development. Eventually some of the farm land may be designated on the zoning map.

A MAP SHOWING LAND IN MIDDLETOWN USE FOR FARM LAND BOTH ACTIVE AND INACTIVE

Also presented to the Commission was a map received from HUD called Flood Insurance Rate Maps which shows 100 year flood plain throughout the entire Community. This is an update of a map used since 1970 prepared by the Corp. of Army Engineers. The map is marked preliminary and will be reviewed widely by the Community before being finalized. Eventually the zoning map must be modified to show the revised flood plain.

MAP RECEIVED FROM HUD CALLED THE FLOOD INSURANCE RATE MAP PREPARED BY THE CORP. OF ARMY ENGRS.

At the request of the Public Works Department an affirmative GS 8-24 report was given concerning the replacement of the Miner Street Bridge. City Engineer Phil Bauer presented the drawings showing the proposed structure and surrounding details. Approval was on motion and second by Comms. Giuffrida and Passanesi.

THE REPLACEMENT OF THE MINER STREET BRIDGE

Commissioner Shaw reported on the actions of the Inland/Wetland Agency concerning the Knox and Moose Club proposals.

COMM. SHAW REPORTED ON INLAND/WETLAND AGENCY.

Commissioner Lowry gave his report on the Redevelopment Agency.

COMM. LOWRY GAVE HIS REPORT ON REDEVELOPMENT AGENCY

Commissioner Chamberlain gave his report on the Midstate Regional Agency.

COMM. CHAMBERLAIN GAVE HIS REPORT ON MIDSTATE

Adjournment was made and second by Comms. Shapiro and Giuffrida.

ADJOURNMENT

Cos Giuffrida, Secretary  
Planning and Zoning Commission

Approved at meeting of \_\_\_\_\_