

MARCH 9, 1977

Edward J. Kalita, Chm.; Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Secretary; Comms. Dr. Christie E. McLeod; Paul P. Parisi; Ralph H. Shaw, II; George L. Augustine; Robert F. Chamberlain; Thomas E. Lineberry; Conrad J. Tyaack; Mayor Anthony Marino

COMMISSION MEMBERS PRESENT

Comm. Seb. J. Passanesi

MEMBER ABSENT

Comm. Chamberlain sat for absent Comm. Passanesi

ACTING MEMBER

George A. Reif, Director; Althea C. Rinaldi, Secretary

STAFF

Philip G. Bauer, Engr., Public Works Dept.; Kim Smith, reporter, Middletown Press

OTHERS

Minutes of January 26, 1977, as corrected in the minutes of Feb. 23, 1977, were approved on motion and second by Comms. McLeod and Parisi. Vote was unanimous.

MINUTES OF 1/26/77 APPROVED

Minutes of February 23, 1977, were approved on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous.

MINUTES OF 2/23/77 APPROVED

Dir. Reif discussed the long standing proposal to change the zone currently identified as B-1 Waterfront Business. Both the map and code text should be changed. The name of the zone should be changed to Riverfront Recreation and to uses from the current business to recreation. Since part of the area is within 500 ft. of the municipal boundary the MRPA must be given 35 days to provide a report therefore the required public hearing could not be scheduled prior to May 11th meeting. The new concept was unanimously approved for further study on motion and second by Comms. Parisi and McLeod.

ZONING CODE/MAP MODIFICATION B-1 TO RIVERFRONT RECREATION PROPOSAL

Granted final approval for a 5 lot subdivision of land for the property of George A. Bauer, Millbrook Road, on motion and second by Comms. Parisi and Lowry. Vote was unanimous.

FINAL APPROVAL 5 LOTS-SUBDIVISION GEORGE A. BAUER

Dir. George Reif, requested guidance concerning Pelton's Drug Store, to be located on Main St. in the Redevelopment area, since Pelton is not meeting its parking requirements on its own site. At present the site plan shows 38 parking spaces of the required 50 parking spaces. The problem is how to establish a guarantee that additional parking spaces are going to be provided by the developer. Dir. Reif was advised to process Pelton's Drug Store as a Site Plan Review.

PELTON'S DRUG STORE MAIN ST.-REDEVELOPMENT AREA-RE: PARKING SPACES

The Connecticut Historical Commission awarded the City of Middletown a grant of \$4,400 out of a total project cost of \$8,800 for a survey of the historical and architectural resources of Middletown.

HISTORIC PRESERVATION-SURVEY GRANT-RECOMMENDATION-PLANNING AND ZONING COMMISSION TO SERVE IN MIDDLETOWN AS POSSIBLE AGENT

The survey will identify historically and architecturally important structures, sites, and districts.

The Commissioners unanimously accepted Mayor Marino's recommendation that the Planning and Zoning Commission serve as the City's historic preservation agency.

Confirmation of this appointment will require action of the Common Council.

MARCH 9, 1977

The Housing Survey forms were distributed to Commission Members.

HOUSING SURVEY
DISTRIBUTED FOR
COMMENTS

The Citywide Housing Survey is being proposed to gather information to aid various concerned agencies make decisions concerning housing needs.

A committee consisting of GMCC, Redevelopment Agency, MRPA, Housing Authority, P & Z, CAGM and MDC was called together by Mayor Marino to design the survey.

The survey will include questions about household, financial data and present living units.

About 150 Surveys will be sent to residents to test its clarity. Then the Survey will be mailed to every dwelling unit (estimated 13,000) in Middletown. When returned, it will be computerized using Wesleyan University equipment as had previously been used for the Community Wide Citizen Survey. The cost of the Survey will come from the Community Development Funds.

After a discussion with Commission members some revisions were suggested.

REPORTS:

REPORTS

Comm. Eric G. Lowry reported that the Redevelopment Agency has given Pelton's Drug Store approval.

Comm. George L. Augustine reported that he had not received any notification of meetings from the Citizen's Advisory Committee.

Comm. Robert F. Chamberlain gave the P & Z Staff a copy of the "Housing and Land Use Element #7" compiled by the Midstate Regional Planning Agency and commented on its contents.

Comm. Ralph H. Shaw, II, reported on the Inland-Wetland Agency meeting concerning the Knox Subdivision and the Agency's denial but feels that they will submit another plan.

Adjournment on motion by Chm. Kalita at 9:37 P.M.

ADJOURNMENT

Respectfully submitted

Cos Giuffrida, Secretary
Planning & Zoning Commission