

Ralph H. Shaw, II, Chm.; Eric G. Lowry, Vice-Chm.; Cos Giuffrida, COMMISSION MEMBERS  
Secy.; Seb J. Passanesi; Edward J. Kalita; Dr. Christie McLeod; PRESENT  
Paul J. Parisi; Mayor Anthony S. Marino; Alternates: Gerald J.  
Lentini; Thomas E. Lineberry, Conrad J. Tyaack

George L. Augustine; Alternate MEMBER ABSENT

George A. Reif, Dir.; Catherine V. Raczka, Ass't. Dir.; Althea C. STAFF  
Rinaldi, Secy.

Philip G. Buaer, Engr., Public Works Dept.; D'Vera Cohn, reporter, OTHERS  
Middletown Press; Lincoln Millstein, reporter, Hartford Courant;  
Approx. 100 members of the public-at-large

Atty. Mark Gassner, representing the Highlands Association of WESTLAKE, P.R.D. II  
the Westlake, P.R.D. II, voiced opposition to the Westlake, ATTY. GASSNER REP.  
P.R.D. II, over all schematic site plan supplement to the original HIGHLAND ASSOC.  
plan, introduced at the Commissions request. Atty. Gassner re-  
quested that a public hearing be held, a full and fair complete  
hearing, to which he felt the people are entitled.

Atty. Dzialo, representing ARC's Westlake, P.R.D. II, since 1970 ATTY. DZIALO, REP.  
spoke. He stated that they followed the Zoning Code Regulations WESTLAKE, P.R.D. II  
as required. Approvals were given to each Subdivision, stamped  
and recorded which they had submitted to the Commission.

Four people said that they were against the approval of the  
schematic plan of development for Westlake, P.R.D. II.

Mayor Marino disqualified himself from participating in the  
Westlake, P.R.D. II, discussion.

William Mahland, representing ARC's Westlake, P.R.D. II, dis- WILLIAM MAHLAND  
cussed the overall conceptual schematic plan, a supplement REP. WESTLAKE,  
to the original plan approved by the Commssion on Aug. 12, 1970. P.R.D. II

It was then asked by several Commission Members if a Public  
Hearing would be necessary to adopt the Supplement Plan. Dir.  
George Reif stated that it was not, since no changes (such as  
the overall density, the major road system, recreation area,  
and open space) were made from the original basic concept. The  
amount of units (3301) was determined by the requirements in  
sq. ft. of net lot in the R-1 and R-3 Zone and increased by  
33 1/3 percent. Each project with individual dwelling units  
was introduced as a subdivision and final approval for each  
subdivision was given when completed.

At one point in the discussion, Comm. McLeod, Alternate Comms.  
Lineberry and Tyaack said a Public Hearing should be scheduled.  
After much discussion, the Commission accepted the schematic  
development plan, dated March 10, 1976, supplementing the  
Westlake Planned Residential Development proposal which had  
previously been approved by the Commission August 12, 1970,  
on motion and second by Comms. Kalita and Lowry. Vote was  
unanimous.

Approved modification to a Special Exception previously granted (Sept. 13, 1972 with stipulations) for a nursery school to permit an expansion to an existing building for the Early Learning Center operated by the Sisters of Our Lady of the Garden, located off Round Hill Road, on motion and second by Comms. Passanesi and Kalita. Vote was unanimous.

APPROVED MODIFICATION TO A S.E. FOR AN ADDITION TO EXISTING BLDG.-SISTER OF OUR LADY OF THE GARDEN-ROUND HILL ROAD

Continued to table request to City Atty. for assistance Re: Highland Avenue, on motion and second by Comms. Kalita and Giuffrida. Vote was unanimous.

CONTINUED TO TABLE REQUEST-CITY ATTY. RE:HIGHLAND AVE.

A vote was taken for the continuation of membership to the Conn. Federation of Planning and Zoning Agencies, on motion and second by Comms. Passanesi and Giuffrida. Yes votes: Comms. Passanesi and Giuffrida. No votes: Comms. Lentini, Parisi, Kalita, McLeod, Shaw. Comm. Lentini served in Comm. Lowry's place.

CONTINUATION TO CONN. FED. OF PLANNING & ZONING AGENCY. NOT ACCEPTED

Agreed to approve subdivision of land, four (4) lots on Saybrook Road, for owner Leo Klare, upon receipt of affirmative departmental reports, on motion and second by Comms. Giuffrida and Passanesi. Vote was unanimous.

APPROVED SUBDIVISION 4 LOTS, SAYBROOK RD. UPON AFFIRMATIVE REPORT-LEO KLARE

Beginning at the next meeting (3/24/76) and following meetings for approx. 45 min. Zoning Code modifications will be discussed. It was tabled for this meeting (3/10/76), on motion and second by Comms. Kalita and Parisi. Vote was unanimous.

ZONING CODE MODIFICATION Tabled UNTIL 3/24/76 MEETING

It was reported at the meeting that Gerald Lentini had been appointed representative from the Commission to the Citizen Advisory Committee.

GERALD LENTINI, REP. TO CITIZEN ADVISORY COMMITTEE

Approved application by the Housing Authority of the City of Middletown, for a Special Exception to permit construction of 40 units for Elderly Housing located in the R-1 Zone at the southwest corner of South Main St. (Rt. 17) and Randolph Rd. Site plan must be reviewed and accepted prior to actual development, on motion and second by Comms. Parisi and McLeod. Vote was unanimous.

APPROVED SPECIAL EXCEPTION APPLICATION HOUSING AUTHORITY-ELDERLY HOUSING AT S. MAIN ST. AND RANDOLPH RD.-CITY OF MIDDLETOWN

Adjournment on motion by Comm. Kalita, at 10:20 P.M.

ADJOURNMENT

Respectfully submitted,

Cos Giuffrida, Secretary  
PLANNING AND ZONING COMMISSION