

Paul P. Parisi, Chm.; Dr. Eric G. Lowry, Vice-Chm.; Cos Giuffrida, COMMISSION MEMBERS
Sec'y.; Vincent J. Loffredo; Dr. Christie E. McLeod; Seb J. PRESENT
Passanesi; Ralph H. Shaw, II; Alternates: George L. Augustine;
Robert F. Chamberlain; Conard J. Tyaack

Mayor Anthony S. Marino; Alternate Daniel Z. Shapiro MEMBERS ABSENT

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

Jeff Kotkin, reporter, Middletown Press; approx. 15 members of OTHERS
the public

Lucy Scata, representing Olga J. Marazelek, for a proposed neigh- SPECIAL EXCEPTION
borhood store in an R-1 Zone, on Middlefield St. at Hendley St., NEIGHBORHOOD STORE
presented a petition signed by surrounding residents of that area. MIDDLEFIELD ST.
Mr. Theodore Jackowiak, engineer, stated that the parking area TABLED
proposed would not meet the present parking regulations in the
Zoning Code. The Police Dept. requested that they would like to
review and comment on the proposed application. On motion and
second by Comms. Lowry and Shaw, to table application for a
Special Exception to open a neighborhood store. Vote was unanimous.

Request for extension of time limitation by Vittorio Scionti and WITHDRAWAL REQUEST
Benito Scionti Special Exception for elderly housing apartment EXTENSION OF TIME
building on Butternut Street (Pond View) was withdrawn from this LIMITATIONS-SCIONTI
evenings agenda.

Chester Dzialo, Atty., representing Hill Development, introduced WESLEYAN HILLS REVIEW
Mr. Richard W. Greene, Vice-President and Treasurer, Wesleyan HILL DEVELOPMENT-PRD
Univ., and President of Hill Development and Mr. Richard W. Gates,
land surveyor. These gentlemen brought the Commission up to
date on what has been transpired in Wesleyan Hills and indicated
what they would like to do in the future.

Wesleyan Hills is a subsidiary of Wesleyan University, organized
in the 1960's for the developing of farm land. The property in
all consititutes about 288 acres and was authorized for 1,097
building units, but the density may be less due to the wetlands
involved.

Wesleyan Hills owners plan to subdivide a parcel of land into two
(2) sections known as one (1) lot of approx. 6.9 acres including
the barn, farm, and common land area to be deeded to Wesleyan
Hills Association. The second section of approx. 1/2 acre parcel
surrounds the farm house. It is there intention to sell the
farm house to another party for commercial use.

Parking spaces for the Community Center will be 110 parking spaces,
and the required spaces for the barn will be 43 spaces, and the
farm house 10 spaces. A proposed solution for parking will be
submitted shortly.

Chm. Parisi complemented Hill Development's presentation to the
Commission.

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A presentation/given by Dir. George Reif in behalf of the New St. ST. LUKE'S PROPOSED
Luke's proposed housing for elderly to be located at 144 Broad St. ELDERLY HOUSING
The property extends from Main St. to Broad St, owners are the 144 BROAD ST.

DRAFT

Holy Trinity Church. The property is now considered at State level as a historic district.

Atty. Wm. Howard stated that the housing would be HUD sponsored. Old St. Luke's home at present is a boarding house for women, and is to be phased out.

The new St. Luke's will have 25 units, consisting of efficiency apartments, 1 and 2 bedroom apartments. A public hearing will be scheduled for April 11, 1979.

Dir. George Reif, reported on an East Street subdivision, owners Rose and Theodore Bysiewicz. The subdivision is located in the Miner Brook drainage area, and is close to the streambelt.

The main concern is the back lot with a 60 ft. right-of-way, which is located in the streambelt. On motion and second by Comms. Giuffrida and Lowry to schedule the proposed subdivision for a public hearing April 11, 1979. Vote was unanimous.

A request for a proposed modification of a non-conforming use, an Amoco gas station, located at the corner of Washington St. and Old Mill Rd. was presented by Atty. Chester Dzialo. The property is owned by John R. and Mary L. Murphy of New Jersey. Amoco leases the land from Mr. & Mrs. J. Murphy and in turn leases the existing station to Tony Crescimano. The existing building and land is located in the R-1 Zone, and Amoco intends to raze the building now presently used as a full service automobile gas station and to erect a new building to be used as a self-serviced filling station, without lube bays, and for related products from the cashier's building.

A canopy is to cover 3 islands, 14 feet off the ground with a three column supports. Four (4) 8,000 gallon new tanks will be installed. The property projects into the proposed Washington Street widening. It may in time become four (4) lanes and some of the land will be taken. The last time Amoco checked with the D.O.T. was nineteen (19) years ago.

It was suggested by the Commission that Amoco check with D.O.T. in respect to the widening of Washington St. and to return to the Commission with their report.

Approved establishment of lots involving existing house for Ann Pitruzzello and Janet A. Pitruzzello, Butternut Street., Applicant Harry Hagel, Attorney, on motion and second by Comms. Lowry and Loffredo. Vote was unanimous.

REPORTS OF LIAISON MEMBERS

Midstate Agency: Comm. Chamberlain, a small grant of \$3,000 for a capacity study of the Arrigoni Bridge was given.

Citizen's Advisory Committee: Comm. Dr. Christie McLeod, The Common Council approved \$4,000 for the Preservation Trust.

Inland Wetlands: Comm. Shaw, No meeting

Redevelopment: Comm. Lowry, Still waiting for a judgement from Hud.

ROSE & THEODORE
BYSIEWICZ PRO-
POSED 7 LOT SUB-
DIVISION

MODIFICATION OF
PROPOSED NON-
CONFORMING USE
AMOCO GAS STA.
WASHINGTON ST. &
OLD MILL RD.

APPROVED LOTS
EXISTING HOUSES
ANN & JANET
PITRUZZELLO
REPORTS

Comm. Tyaack feels that North Hills PRD is in violation to the Inland-Wetlands Agency approval. He quoted from the minutes of April 23, 1975 in which a memo from Bill Kuehn, refers to the Inland Wetlands regulations. Also Comm. Tyaack quotes from the meeting of April 28, 1975, a letter from Atty. McNamara, representing Sieburg Homes Re: North Hills PRD. Dir. George Reif stated that the minutes/ ^{and letter} were part of the Inland-Wetlands. Comm. Tyaack is concerned with the surface drainage off Cynthia Lane.

COMM. TYAACK
DISCUSSION ON
NORTH HILLS PRD

Dir. Reif stated that he was not aware of the conditions that exist out there.

Chm. Parisi suggested that Dir. Reif check with the Inland-Wetlands.

He also stated many things exist due to lack of follow ups, not particularly on this site but others.

Adjournment

ADJOURNMENT

Cos Giuffrida, Secretary
Planning and Zoning Commission

Approved at the meeting of _____.