

Chm. Paul P. Parisi; V-Chm. Dr. Eric G. Lowry; Sec'y Cos Giuffrida; Vincent J. Loffredo; Dr. Christie McLeod; Seb J. Passanesi; Ralph H. Shaw II.

COMMISSION MEMBERS
PRESENT

George L. Augustine; Robert F. Chamberlain; Conrad J. Tyaack.

ALTERNATE MEMBERS
PRESENT

Daniel Z. Shapiro; Mayor Anthony S. Marino.

MEMBERS ABSENT

George A. Reif, Director; Althea Rinaldi, Clerk; Florence Pelc, Transcribing Sec'y.

STAFF

Jeff Kotkin, reporter, Middletown Press and approximately 15 people in the audience.

OTHERS

Chairman Parisi called the meeting to order at 7:30 P.M.

MEETING CALLED TO ORDER
AT 7:30 P.M.

CHAIRMAN PARISI:

I will call the meeting to order. All of the regular members are present tonight therefore there is no need to appoint any alternates. I will ask the secretary to read the first item on the agenda, for the public hearing.

AMENDMENT TO THE ZONING
CODE

SECRETARY GIUFFRIDA:

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING MARCH 14, 1979, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

ITEM I:
OFFICE BUILDING HEIGHTS
UP TO SIX STORIES IN THE
I-2ZONE. PROPONENT P&Z

ITEM I:

Amendment to Zoning Code 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. Proponent Planning and Zoning Commission.

CHAIRMAN PARISI:

This notice appeared in the Middletown Press on Saturday, March 3, and on Saturday March 10, 1979. This proposal was proposed by the Commission so I guess George you can start it off.

DIRECTOR REIF:

OK Item 36.02 of the Zoning Code which deals with the I-2 Restricted Industrial Zone limits the heights of buildings at thirty-five feet (35') which can be increased to fifty feet (50) with an additional setback. Some years ago the Commission made it possible to have office buildings in that zone. It seems logical that there should be some reference to heights associated with floors which are

DRAFT

characteristic of office buildings. So this is what we are trying to do is make that modest correction in the Code. The six story figure comes from the fact that there are other closely related zones that permit six stories. On the chart in front of you are all the zones and all the heights that are permitted. I call your attention to the fact that the Transitional Development Zone, the TD Zone and the CO or Cooperate Office Zone each permit offices up to six stories. That's the proposal before you. In the I-2, Industrial Zone the office building that are now permitted be allowed to be constructed to six stories.

CHAIRMAN PARISI:

I just have one question.
What if someone decided to build an office building of six stories but wanted the height of each story to be twelve feet (12').....

DIR. REIF:

There are two ways obviously that zoning codes deal with heights. One is in feet and one is in stories. Historically Middletown Zoning Code has dealt with stories, so we are discontinuing that pattern here. There is no place in the code that establishes the maximum height of a story. Traditionally the first story of a building is usually higher than the other stories. So your example is correct. We are not talking about any particular figure, if you have a twelve foot story then you'd have six times twelve, if you had a ten foot story then you'd have six timesor any combination thereof.

CHAIRMAN PARISI:

Just to ask a resident expert, Seb.....
Normally if someone were building an office building, what would you be talking about, eight, nine foot....

COMM. PASSANESI:

I think that there are some definitions to a story height in the Building Code. As George says there not....they don't indicate that they should be ten feet or twelve feet or what ever. I would think that ten or twelve feet would be a reasonable and more than adequate story height for an office building. If your asking my opinion I would be inclined to not specify feet. I think this is kind of a restriction on the design of the building, I'd just say six stories.

COMM. SHAW:

I'd just like to ask Seb a question. With the cost of building

and stress on economy ...that likely ...that most office buildings would have unusually high ceilings.

COMM. PASSANESI:

No, they would be inclined to make it compact as possible and as long as they can get all the mechanical trades in, they can make it as compact as possible.

CHAIRMAN PARISI:

Are there any more questions from the Commission? Is there anyone from the public who wishes to speak in favor of the proposal? Is there anyone who wishes to speak in opposition? If not, we will close this item and go to item two.

SECRETARY GIUFFRIDA:

ITEM 2:

Amendment to Zoning Code to prohibit residential uses in B-2 General Business Zones. Proponent Planning and Zoning Commission.

AMENDMENT TO ZONING
CODE

ITEM 2:

TO PROHIBIT RESIDENTIAL
USES IN THE B-2 GENERAL
BUSINESS ZONES. PROPO-
NENT P & Z

CHAIRMAN PARISI:

Again this notice appeared in the Middletown Press on Saturday March 3 and Saturday March 10, 1979. Again this is a proposal brought forth by the Commission, so George why don't you start.

DIRECTOR REIF:

The panel before you now shows the entire City on a Land Use Map. We have outlined in red the several B-2 Zones. You will notice several on Washington Street, and one on Saybrook Road and one on South Main Street, and if you look carefully there are little indications of one or two existing residential uses, that's just to show you that we do have an idea where the zones that we are talking about and how they are being used.

The principal involved here is that the B-2 Zones are compact and quit busy in terms of retail type activities and one of the principals of zoning is to eliminate the conflict between various land uses. So the B-2 Zones are certainly not places that are desirable for people to live. So this is one of those tidying up concepts of getting the right thing in the right place. There are no application before the Commission now for any R-1 or residential uses in the business zones. There haven't been any for a long time and you will note that almost all the buildings that have previously used for residential purposes are gradually being converted to other purposes.

CHAIRMAN PARISI:

Does anyone from the Commission have any questions or comments?

COMM. TYAACK:

Following the comments on the B-2 Zones not being a good place to live andB-3 your not worried about.....

DIRECTOR REIF:

There is a marked difference between a B-2 and B-3 Zone. B-3 is a Central Business District and a greater variety of uses take place. B-2 Zones are sort of compact areas in the overall residential settings of the City where stores and business activities take place. There are chances for residential uses in the nearby areas, but they are different in their character than the Central Business District, which is the B-3 Zone.

COMM. TYAACK:

It's still a very congested business area.....

DIR. REIF:

That is correct. You might make the pitch that you shouldn't have people living in a B-3 Zone.

CHAIRMAN PARISI:

Are there any more comments from the Commission? Is there anyone from the public who wishes to speak in favor of the proposal? Anyone who wishes to speak in opposition? If not we will go on to the third item.

SECRETARY GIUFFRIDA:

ITEM 3:

Amendment to Zoning Code, B-3 Central Business Zone, to eliminate any reference to minimum lot frontage requirement for residential uses. Proponent Planning and Zoning Commission.

AMENDMENT TO ZONING CODE

ITEM 3:

AMENDMENT OT ZONING CODE. TO ELIMINATE ANY REFERENCE TO MINIMUM LOT FRONTAGE REQUIREMENT FOR RESIDENTIAL USES. IN B-3 ZONE PROPONENT P&Z

CHAIRMAN PARISI:

Again this notice appeared on Saturday March 3, and on Saturday March 10, 1979 in the Middletown Press. So once again it is a proposal from the Commission. George.

DIR: REIF:

Just so we will have a graphic....the panel before you shows the Central Business District and it does indeed show a wide variety of uses, from stores to churches, to government buildings. Government buildings at the local and federal levels and it does include a number of residential uses. Right now the...there is no frontage requirement for any use in the Central Business District except that for residential purposes there is a reference to the requirements in the R-4 Zones which does have arequirement. It seems illogical that this should be the requirement. There have been occasions, none are before the Commission now, but there have been occasions when the requirement for frontage could be construed to be an obstacle to a worthy land use. Since most of the lots in the B-3 Zones are already established it's....it becomes terribly academic to worry about what the frontage is. It is again one of these tidying deals that we were talking about before.

CHAIRMAN PARISI:

What is the requirement for the R-4 Zone?

DIR: REIF:

It's 75 feet.

CHAIRMAN PARISI:

So conceivably if you change this you could take just for an example the Palace Theater site which can't be 25 feet you could conceivably then if you weren't going to turn it into.....tear down....rip out the back and put up an apartment building and all they would have is a 25 foot path from Main Street to whatever.....

DIR. REIF:

The principal is that all.....yes

COMM. LOWRY:

There is a requirement of open space also isn't there?

DIR. REIF:

Your right about the open space for certain categories of

of residential uses. Let's take housing for the elderly, there is no open space requirement for that, so there are categories and frankly the categories that require open space would probably discourage that type of residential use in the Central Business District. It makes it tough to have spacious apartment complexes and everything that people think of and probably don't belong down in the intense Central Business District. They are available in closeby R-4, R-3 Zones. This helps tighten up the Central Business District.

CHAIRMAN PARISI:

Are there anymore questions or comments from the Commission? Is there anyone from the public who wishes to speak in favor of this proposal? Anyone who wishes to speak in opposition? If not then that closes the public hearing. Thank you.

Paul P. Parisi, Chairman
Planning and Zoning Commission

Approved at meeting of _____