

COMMISSION ON THE CITY PLAN AND ZONING - SPECIAL MEETING -
WEDNESDAY - MARCH 19, 1969 - ROOM 210 - MUNICIPAL BUILDING
- MIDDLETOWN, CONNECTICUT

CALL TO ORDER was made by the Chairman at 7:37 P. M.

ATTENDANCE

Present: Edward F. Button, Chairman
Philip M. Salafia, Vice-Chairman
Joseph W. Masselli, Secretary
John J. Higgins
Robert F. Chamberlain
Joseph P. Otfinoski, alternate member
James T. Rolle, alternate member

Absent: Salvatore J. Lisitano, alternate member

Also

Present: Alex R. Posze, Jr., Director of Planning
William M. Kuehn, Jr., Assistant Director of Planning

At 9 P. M. Commissioner Masselli asked to be excused and the Chairman designated Commissioner Rolle as replacement.

NEW BUSINESS

Commissioner Higgins moved, seconded by Commissioner Masselli, that the Commission move into a closed Executive Session. Vote - Ayes: Unanimous - Motion Approved.

The following actions were taken by the Planning Commission, each after due discussion and all by unanimous vote. Following is a summarization of those actions including exhibit identification, originator of motion, second of motion, and action taken:

<u>Exhibit</u>	<u>Motion</u>	<u>Action Taken</u>
A - Letter: Nicholas A. Saraceno January 22, 1969	by: Higgins second: Salafia	Area on Washington Street bounded by Baldwin to the east, railroad tracks to the north and west, and properties along south side of Washington Street to Butternut Street - changed from R-4 to B-2 Commercial.

<u>Exhibit</u>	<u>Motion</u>	<u>Action Taken</u>
B - Letter: Hoppin, Carey & Powell February 3, 1969	by: Higgins second: Masselli	Properties to the south of Bow Lane in Maromas area - change from R-1 to I-3 to conform with original zoning line in area.
C - Letter: Israel Poliner February 4, 1969	by: Masselli second: Chamberlain	Area bounded on north by Lawn Avenue, east by High Street, south by Beach Street, and west by Home Avenue - rezone from R-3 to R-1.
D - Letter: Danaher, Lewis & Tamoney February 7, 1969	by: Salafia second: Higgins	7.5 acres north of Anderson Road adjacent to Jarvis property - change from R-1 to I-2 (Commission noted request for elimination of regulations on screw machines and punch presses had been previously deleted from proposed ordinance).
E - Letter: Clara E. Baier February 11, 1969	by: Salafia second: Higgins	Area along Main Street Extension generally extending from Acheson Drive overpass south to East Main Street - change from R-3 to B-2.
F - Letter: Parmelee & Snow February 11, 1969	by: Chamberlain second: Salafia	Deny petition for change of zoning on Hubbard property south of Randolph Road.
G - Letter: William J. Helfgott February 7, 1969	by: Chamberlain second: Salafia	Deny request for change of zoning for block bounded by Newfield, Berlin, Jackson Streets and West River.
H - Letter: William Kutzner February 11, 1969	by: Salafia second: Higgins	Deny request for re-zoning 7½ acres to B-2 on north side of Randolph Road.

<u>Exhibit</u>	<u>Motion</u>	<u>Action Taken</u>
I - Letter: Raymond Engineering February 12, 1969	by: Higgins second: Salafia	Accept Section 61.01.06, as rewritten, which de- letes regulations on screw machines and punch presses.
J - Letter: Hartford Electric Light February 12, 1969 Co.	by: Chamberlain second: Salafia	Deny request for re- zoning of approximately 50 acres south of Free- man Road to Industrial.
K - Letter: Dzialo, Pickett & Allen February 12, 1969	by: Higgins second: Chamberlain	Rezone approximately 160 acres of land owned by George Achenbach on East Street from R-1 to R-3
L - Letter: Vincent J. Scamporino February 19, 1969	by: Higgins second: Chamberlain	Request for rezoning of 20 acres of land in the Congdon Street - Cynthia Lane area from R-1 to R-3 - denied.
M - Letter: H. K. Porter Co. February 12, 1969	by: Salafia second: Higgins	Land owned by H. K. Porter, bounded by Mill, Ridge and Main Street Extension - change from R-1 and R-3 to I-1.
N - Letter: Red Wing Oil Co. February 12, 1969	by: Higgins second: Chamberlain	Deny request for deletion of 1,000 foot service station spacing regula- tions.
O - Letter: Danaher, Lewis & Tamoney February 12, 1969		(Previously acted upon.)
P - Letter: George A. Aliprandi February 12, 1969	by: Salafia second: Higgins	Reject various recom- mendations stated in letter (separate action taken).
Q - Letter: Morton S. Needle February 13, 1969		(Appropriate adjustments previously made.)

<u>Exhibit</u>	<u>Motion</u>	<u>Action Taken</u>
R - Letter: Hartford Electric Light February 17, 1969 Co.	by: Salafia second: Higgins	Area in vicinity of Long Hill Road and South Main Street containing 33+ acres - change from R-1 to I-2 zone.
S - Letter: Eisenberg & Anderson February 17, 1969	by: Higgins second: Salafia	Tract of land occupied by Sherman-Tomasso be removed from Public Land zone and placed in the B-1 zone as a Special Exception.
T - Letter: E. I. S. February 19, 1969	by: Higgins second: Chamberlain	Area bounded by Ranger, Catherine, Johnson and southerly property line of City of Middletown Pump Station from Industrial to R-3 zone - change.
	by: Higgins second: Salafia	Properties on the southerly side of Kings Avenue - change from B-3 zone to I-1 zone.
U - Letter: William A. McQueeney February 18, 1969	by: Higgins second: Salafia	Deny request that property behind Topps be changed from R-2 to R-3.
V - Letter: Redevelopment Authority February 20, 1969	by: Higgins second: Salafia	Area bounded by Sumner, College, DeKoven and extension of northerly property line of Armory - change from R-4 to B-3.
W - Letter: Robert Gordon February 25, 1969	by: Salafia second: Higgins	Deny request for rezoning to R-2 or R-3 the 4 acre tract of land on Hillside Avenue near East Main Street.

<u>Exhibit</u>	<u>Motion</u>	<u>Action Taken</u>
X - Letter: Connecticut Petroleum Council February 26, 1969		(Sufficient action previously taken.)
Y - Letter: J. E. Beatman February 26, 1969		(Sufficient action previously taken.)
Z - Letter: Chester J. Dzialo February 26, 1969		(Sufficient action previously taken.)
AA - Letter: Vincent J. Scamporino February 19, 1969		(Sufficient action previously taken.)
BB - Letter: Robert Gordon February 25, 1969	by: Salafia second: Chamberlain	Triangular area lying on east side of Newfield Street, bounded on west by Newfield Street, on east by railroad - change to I-2 in con- formity with original zone district line.
CC - Letter: Stephen Sweet March 5, 1969	by: Salafia second: Higgins	Rezone Marino Crane and Chadwick properties along Mill Street from R-1 to I-1
DD - Letter: Stephen Sweet March 5, 1969	by: Salafia second: Chamberlain	Decline request for a zoning change of Bill's Auto Parts Inc. on Saybrook Road.

<u>Motion</u>	<u>Action Taken</u>
by: Salafia second: Chamberlain	Alter Section 21.03 to provide for a 200 foot width on properties in the R-1 zone without sewer or water.
by: Higgins second: Salafia	Approve modification of Section 12.09 as prepared by staff.
by: Chamberlain second: Salafia	Approve addition of phrase to permit parking spaces 8 feet in width in Industrial zones.
by: Higgins second: Salafia	Delete references to screw machines and punch presses in Sections 61.01.06, 61.01.18 and 61.05.02.
by: Higgins second: Salafia	Modify height requirements in Section 22.02 and Section 23.02, thereby permitting a maximum height of 8 stories.
by: Higgins second: Salafia	Approve staff recommendations for rewriting of Sections 35, 36 and 37 and the eliminations of Sections 15.02 and 61.05.01. (These recommendations are, for the most part, a result of the meeting with local industrial leaders on March 10, 1969 at the Chamber of Commerce.)

Commissioner Higgins moved, seconded by Commissioner Salafia, after considering the remarks made at the Public Hearing and considering the letters submitted to the Commission on the City Plan and Zoning, that significant changes were made to the proposed Zoning Code and, therefore, the code, as proposed, be denied without prejudice. Vote - Ayes: Unanimous - Motion Approved.

Commissioner Chamberlain moved, seconded by Commissioner Higgins, after discussion, that a new Zoning Code be prepared and a Public Hearing be established in May with similar advertising and announcement procedures as before the February 12, 1969 Public Hearing. Vote - Ayes: Unanimous - Motion Approved.

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ADJOURNMENT

There being no further business to come before the Commission, Commissioner Higgins moved, seconded by Commissioner Chamberlain, that the meeting be adjourned; the time being 11:10 P. M. Vote - Ayes: Unanimous - Motion Approved.

Respectfully submitted:

Joseph W. Masselli (e)

JOSEPH W. MASSELLI, SECRETARY
COMMISSION ON THE CITY, PLAN
AND ZONING