Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Secretary; Comms. Walter J. Dreaher; Stephen T. Gionfriddo; Seb J. Passanesi; Rose Sbalcio; Alternates: George L. Augustine	COMMISSION MEMBERS PRESENT
Mayor Michael J. Cubeta, Jr.; Chm. Paul P. Parisi; Alternates: Mary C. Woods; Louis Carta; Anthony Gaunichaux	MEMBERS ABSENT
Vice-Chm. Eric G. Lowry acted as Chairman in the absence of Chm. Paul P. Parisi and Comm. Augustine acted for absent Chm. Paul P. Parisi.	ACTING MEMBERS
George A. Reif, Director; Althea Rinaldi; Mary Lee Dorflinger	STAFF
Philip Bauer, Engr., Public Works; Robert Frank, Zoning Enforcement Officer; Jeff Kotkin, Reporter, Hartford Courant; Jan Frazier, Reporter, Middletown Press; approx. 52 persons in the audience.	OTHERS
Approved transcript of February 11, 1981, on motion and second by Comms. Giuffrida and Gionfriddo. Vote was unanimous. Also approved minutes of March 11, 1981 with correction, on motion and second by Comms. Dreaher and Augustine. Vote was unanimous.	APPROVED TRANSCRIPT OF 2/11/81 AND MINUTES OF 3/11/81
Continued to be tabled, proposed amendment to the Zoning Code to change lot area and width requirements in the Zoning Code Section 21 where public sewer is not available (a) Delete reduction of minimum lot width (frontage on street) and area to 100 feet and 20,000 sq. ft. if only City water, but not sewer, is available. (b) Add to requirement for, "other permitted uses" public sewer and water to qualify for minimum lot width of 100 ft. and area of 20,000 sq. ft. And further to set requirement of 200 ft. of lot width and 40,000 sq. ft. of lot area if public sewer is not available.	TABLED PROPOSED AMEND.TO ZONING CODE RE: AREA REQUIREMENTS FOR LOTS SECTION 21
Approved Special Exception of conversion of St. Luke's Home for the Elderly Women to a multi-family dwelling of 12 housing units located at 135 Pearl Street in the R-4 Zone for applicant Frank Rak, with the waiving of the required off street parking as required in the Zoning Code and with the proviso that all departmental requirements are met, on motion and second by Comms. Gionfriddo and Sbalcio. Comm. Passanesi disqualified himself from participating on this item. Vote was unanimous.	APPROVED S.E. ST. LUKE'S HOME 135 PEARL ST. 12 HOUSING UNITS
Approved Special Exception to change an existing 2 housing units to 4 housing units in the R-4 Zone, located at 37-39 Loveland Street for applicant Paul P. Kromish, with no recommendations for dumpsters, on motion and second by Comms. Gionfriddo and Passanesi. Vote was unanimous.	APPROVED S.E. PAUL P. KROMISH 37-39 LOVELAND ST. R-4 ZONE
Approved Special Exception for renovation and addition to Russell Library at 119 Broad Street, relieving the requirement for off-street parking, for applicant Stewart T. Porter, Jr., Librarian, on motion and second by Comms. Giuffrida and Dreaher. Vote was unanimous.	APPROVED S.E. RUSSELL LIBRARY 119 BROAD ST. R-4 ZONE
Tabled proposed 50 multi-family housing units on south side of Washington Street near Boston Road, in the R-4 Zone. Applicant/Agent S.J. Cartelli, Attorney for Calderelli/Interbartolo Assoc. Comm. Passanesi disqualified himself from participating on this item. On motion and second by Comms. Gionfriddo and Dreaher to deny. Yes votes to deny were by Comms. Gionfriddo, Dreaher, Augustine and Sbalcio. No votes were Comms. Lowry and Giuffrida. The vote was 4 to 2 and therefore was not carried. A five vote is needed to carry. A second vote was called to table by Comms. Giuffrida and Augustine. Vote was unanimous.	TABLED PROPOSED 50 MULTI-FMLY. HOUSING UNITS R-4 ZONE WASHINGTON ST. NEAR BOSTON RD.

Approved as proposed amendment to the Zoning Code to delete neighborhood stores as a Special Exception use in R-1 and R-2 Zones. Specifically in Section 60, Item 60.02.09, Neighborhood Stores R-1 and R-2 be deleted. Effective date April 6, 1981; on motion and second by Comms. Passanesi and Giuffrida. Vote was unanimous.

APPROVED AMEND. TO ZONING CODE RE:NEIGHBORHOOD STORES R-1 & R-2 ZONES-SECTION 60 ITEM 60.02.09

Approved as proposed amendment to the Zoning Code regarding drive-in banks and car wash facilities to require minimum approach lanes for each service unit, on motion and second by Comms. Gionfriddo and Augustine. Vote was unanimous. Effective date April 6, 1981.

APPROVED AMEND. TO ZONING CODE RE:DRIVE-IN BANKS, ETC.

George A. Reif, Philip Bauer and Jack Cartelli discussed with the Commission procedures of modifying the subdivision regulations to allow filing of subdivision plans with a variety of control stipulations in the Town Clerk's Office prior to the actual completion of the required work. The Commission indicated a favorable response to the discussion and recommended further study and a more detailed future report.

REVIEW OF SUBDIVISION APPROVAL PROCEDURES

Gave an affirmative G.S. 8-24 Report concerning DeKoven Drive Extension North, for sale of land fragment, for MDC, on motion and second by Comms. Gionfriddo and Passanesi. Vote was unanimous.

G.S.8-24 REPORT DEKOVEN DR.EXT. NORTH-SALE OF LAND

Approved revised lot lines in the Sawmill Brook Industrial Area Subdivision, providing Water/Sewer requirements have been met, on motion and second by Comms. Dreaher and Gionfriddo. Vote was unanimous. Revised date on map 3/20/81.

APPROVED REVISED LOT LINES SAWMILL BROOK INDUSTRIAL AREA SUBDIVISION

Approved for an off-site sign for the Bourdon Forge Co., Inc., located at Tuttle Road and Route 72 (Newfield Street) with the suggestion that other uses on the street unite to have a combined sign, on motion and second by Comms. Gionfriddo and Passanesi. Vote was unanimous.

APPROVED OFF-SITE SIGN FOR BOURDON FORGE CO INC.-TUTTLE RD. & RT. 72

Approved rearrangement of 2 lots of record for Paul LoGuidice, located at Shelly Road and Farm Hill Road, on motion and second by Comms. Giuffrida and Gionfriddo. Vote was unanimous.

APPROVED RE-LOCATION 2 LOTS PAUL LOGUIDICE SHELLY/FARM HILL RD.

NO REPORTS

REPORTS

Adjournment at 8:30 P.M.

ADJOURNMENT

Cos Giuffrida, Secretary
Planning and Zoning Commission

Approved at meeting of _____.