

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

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

Acting for absent Seb J. Passanesi, Robert F. Chamberlain
 ACTING MEMBER

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

Jeff Kotkin, reporter, Middletown Press and approx. 17 members of the audience
 OTHERS

Approved minutes of February 28th, on motion and second by Comms. Lowry and Loffredo. Vote was unanimous.
 APP'D. MINUTES OF 2/28/79

Approved transcript of March 14th, on motion and second by Comms. Lowry and Loffredo. Vote was unanimous.
 APP'D. TRANSCRIPT OF 3/14/79

Adopted amendment to the Zoning Code to permit office building heights up to six (6) stories in I-2 Restricted Industrial Zones. Currently the maximum permitted heights is fifty (50) ft. Public hearing was held March 14, 1979. Adopted on motion and second by Comms. Shaw and Loffredo. Vote was unanimous. Eff. 4/16/79.
 AMENDMENTS TO THE ZONING CODE

Adopted amendment to the Zoning Code to prohibit residential uses in B-2 General Business Zones. Public hearing was held March 14, 1979. Vote was unanimous. Eff. 4/16/79.

Adopted amendment to the Zoning Code, B-3 Central Business Zones, to eliminate any reference to minimum lot frontage requirement for residential uses. Public hearing was held March 14, 1979. Adopted on motion and second by Comms. Shaw and Loffredo. Vote was unanimous. Eff. 4/16/79.

Denied without prejudice a Special Exception for a neighborhood store in the R-1 Zone, on Middlefield Street at Hendley St. Applicant Lucy Scata, representing Olga J. Marszalek, et al. Inability to meet parking requirements of the Zoning Code was the main concern. Denied on motion and second by Comms. Lowry and Loffredo. Vote was unanimous.
 DENIED NEIGHBORHOOD STORE-MIDDLEFIELD ST. AT HENDLEY ST.

Tabled again was modification of a non-conforming use (gas station on Washington St.) pending a report from D.O.T.
 TABLED-NON-CONFORMING GAS STA.

Mr. William P. Veillette, Project Engineer of Radcliffe Engr. P.C., gave a presentation on the Blue Meadow area. After discussion the Commission gave conceptual approval of the Blue Meadow Neighborhood in Wesleyan Hills PRD., consisting of 30 lots. Further approval requires compliance with various departmental requirements. Motion made and second by Comms. Shaw and Loffredo. Vote was unanimous.
 CONCEPTUAL APP'L. BLUE MEADOW-WESLEYAN HILLS PRD

The community area in the Wesleyan Hills PRD was also discussed. Lot 1 incorporates 3 barns, lot 2, has the farmhouse, lot 3, has parking for 110 vehicles. The plan is to deed lot 1 to the

Wesleyan Association. The farmhouse will have access to the community area parking.

After a brief discussion the Commission suggested that Hill Development return with other suggestions and provide parking spaces.

Mr. Samuel Child who has property on Country Club Rd. and Preston Ave. asked the Commission if he could incorporate Plot A (on which his home is situated) into Plot B, making one parcel. Mr. Child was advised to resubmit his plans incorporating Plot A into Plot B with a note reading "No additional lots shall be established off this right of way until or unless the developer/subdivider installs a street to the City specifications."

CHILD SUBDIVISION
COUNTRY CLUB RD.
PRESTON AVENUE

Director George A. Reif reported that there is a potential developer for Phase II, of Cedar Village, PRD. In 1976 the Commission approved development of Phase II. Phase I, off of Chauncy Road, is completed. Dir. Reif is waiting for up-dated reports from the various departments.

CEDAR VILLAGE
PRD IV

Mr. Wm. Accousti, present owner of Cedar Village, stated that Phase I and Phase II were approved together. A road cut from Phase I to Phase II was done. The surface was paved with a binder coat on the road.

Mr. Accousti has entered into an agreement to sell 24 lots in Phase II.

The prospective buyer wants some assurances that he will be able to get building permits and C.O.'s.

Mr. Edmund J. Nahom, Vice-President, of Sieburg Condominium Home Corp. in Danbury, owners of North Hills PRD II (Quail Run), made a presentation. Mr. Nahom, requested an approval, for a swimming pool and tennis court for recreational use of Phase I and Phase II. He also stated that a public road of 620 ft. was built first running from Cynthia Lane to the High School and dedicated to the City as a City street. Sewers were provided before anything was built.

NORTH HILLS PRD III

He stated that the drainage is the developer's problem and not the problem of the City. He would rather correct it before it became serious. He said the problem surfaced after last winter. It will be corrected in the next two weeks. He said the ditch has to be drained and riprapped.

Mr. Nahom stated that this is the only PRD that has completed its authorized units.

Comm. Loffredo recommended that there be an enforcement agency to see that approved plans are followed. The enforcement agency should provide the Commission with a report that everything required has been completed.

After a lengthy discussion the Commission gave conceptual approval for North Hills PRD III (Quail Run Section 1 and 2) for a swimming pool and tennis court. Further approval will be given upon completion of previously designated work, on motion and second by Comms. Loffredo and Chamberlain. Vote was unanimous.

CONCEPTUAL APPROVAL
SWIMMING POOL AND
TENNIS COURT-NORTH
HILLS PRD III

A proposed subdivision for Arvin and Naomi Hoberman on George Street was reviewed for the Commission by Dir. George A. Reif. Dir. Reif explained that there were 4 lots on George St. with another lot (#5) behind with only fifty (50) ft. frontage on George St. The subdivision was rejected at staff level because it violated the Zoning Code.

HOBERMAN SUB-DIVISION REJECTED AT STAFF LEVEL

Adele Johnson (CAGM) Coordinator of the Community Food and Nutrition Program, requested an interpretation of the Zoning Code whether or not a "Farmers' and Fisherman's Market" would be permitted on the new renovated Waterfront. Proposed operation would be probably once a week, on Saturday, 9-1 thru July, August and September. It will be for local (Middlesex County) farmers, backyard gardeners and fishermen so they can sell their own produce. No solicitors, collection drives, or manufactured products will be allowed in the selling area. The Market Master (Supervisor) will be responsible for keeping the selling area in clean condition.

FARMERS' AND FISHERMAN'S MARKET - RIVERFRONT AND RECREATIONAL ZONE

After a discussion, on motion and second by Comms. Lowry and Loffredo, the Commission voted that land-uses in the Riverfront Recreational Zone allow a Farmers' Market, limited to the conditions of the inquiry.

REPORTS:

- Redevelopment-Comm. Dr. Lowry, none.
- Inland/Wetlands- Comm. Shaw, none.
- Midstate-Comm. Chamberlain, none.
- Citizen's Advisory Committee-Comm. Dr. McLeod gave a brief report.

REPORTS

Adjournment on motion and second by Comm. Lowry and Chamberlain. ADJOURNMENT
Vote was unanimous. 10:18 P.M.

Cos Giuffrida, Secretary
Planning and Zoning Commission

Approved at meeting of _____.