

Paul P. Parisi, Chm.; Eric G. Lowry, Vice-Chm.; Comms. Stephen T. Gionfriddo; COMMISSION
 Rose Sbalcio; Alternates: Mary C. Woods; Louis Carta; George L. Augustine; MEMBERS PRESENT
 Anthony Gaunichaux

Mayor Michael J. Cubeta, Jr.; Secretary Cos Giuffrida; Comms. Walter J. MEMBERS ABSENT
 Dreaher; Seb J. Passanesi

Comm. Stephen T. Gionfriddo was appointed as Acting Secretary in the absence ACTING MEMBERS
 of Secretary Cos Giuffrida. Comm. Woods acted for absent Comm. Giuffrida.
 Comm. Carta acted for absent Comm. Dreaher and Comm. Augustine acted for
 absent Comm. Passanesi.

George A. Reif, Director; Althea Rinaldi; Mary Lee Dorflinger STAFF

Robert Frank, Zoning Enforcement Officer; Jeff Kotkin, Reporter, Hartford OTHERS
 Courant; Jan Frazier, Reporter, Middletown Press; approx. 88 persons in the
 audience.

Approved transcript of March 25, 1981, on motion and second by Comms. Lowry APPROVED
 and Gionfriddo. Vote was unanimous. TRANSCRIPT OF

Also approved minutes of March 25, 1981, on motion and second by Comms. MINUTES OF
 Augustine and Gionfriddo. Vote was unanimous. 3/25/81 AND
 3/25/81

Continued to be tabled, proposed amendment to the Zoning Code to change lot TABLED PROPOSED
 area and width requirements in the Zoning Code Section 21 where public sewer AMEND. TO ZONING
 is not available (a) Delete reduction of minimum lot width (frontage on CODE RE: AREA
 street) and area to 100 feet and 20,000 sq. ft. if only City water, but not REQUIREMENTS
 sewer, is available. (b) Add to requirement for, "other permitted uses" FOR LOTS
 public sewer and water to qualify for minimum lot width of 100 ft. and area SECTION 21
 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, on motion
 and second by Comms. Gionfriddo and Woods. Vote was unanimous.

Tabled proposed 50 multi-family housing units on south side of Washington TABLED PROPOSED
 Street near Boston Road, in the R-4 Zone, for Applicant/Agent S.J. Cartelli, 50 MULTI-FMLY.
 Attorney for Calderelli/Interbartolo Assoc., on motion and second by Comms. HOUSING UNITS
 Gionfriddo and Lowry. Vote was unanimous. This item was tabled for the pur- R-4 ZONE
 pose of allowing the proponent to provide additional information to the WASHINGTON ST.
 Police concerning a traffic study associated with the project. The Police NEAR BOSTON RD.

The topic of subdivision regulations was introduced briefly and Mr. Reif SUBDIVISION
 reported to the Commission that Jack Cartelli had discussed the issue by REGULATION
 phone but had not formulated anything for the Commission to study at this REVISIONS
 time.

The subject of the East Main Street reconstruction was postponed until the EAST MAIN ST.
 next meeting because City Engineer Philip Bauer was not present. RECONSTRUCTION

Continue to April 22, 1981 meeting request for final approval of 6 lot sub- CONTINUED TO
 division at corner of East Street and Poplar Road. (S.C. Fazzino, owner) 4/22/81
 given preliminary approval at meeting of December 10, 1980. 6 LOT SUBDIV.
 EAST ST./POPLAR
 RD.-FAZZINO

Continue to April 22, 1981 meeting, the hearing for the proposed resub-
division of a previously approved subdivision of land owned by Richard Bell
located at 1180 Newfield Street in the I-2 Zone for Applicant/Agent John L.
Boccalatte, Attorney, on motion and second by Comms. Gionfriddo and Sbalcio.
Vote was unanimous.

CONTINUED TO
4/22/81
RICHARD BELL
NEWFIELD ST.
RESUBDIVISION
I-2 ZONE

Adopted amendment to the Zoning Code to add wholesale and warehousing
(Zoning Code Item 61.01.37) to uses permitted in the IT (Interstate Trade)
Zones, on motion and second by Comms. Lowry and Gionfriddo. Vote was
unanimous. Effective date April 15, 1981.

ADOPTED AMEND.
TO ZONING CODE
ITEM 61.01.37
IT ZONE-WHOLE-
SALE/WAREHOUSING

At the end of the meeting, a large group of persons from the public ex-
pressed indignation concerning the Commission's inaction on the 50 multi-
family housing units project on Washington Street. Among the issues they
raised was whether or not the Commission could accept modified information
from the proponents without having a second public hearing and the feature
of the City Charter concerning the number of votes required for Commission
action. Director Reif had the provision on hand and read it to the Commission
members as follows: "Section 3A. Excerpt From The Charter Of The City Of
Middletown. 3. A quorum shall consist of six commissioners, and decisions
shall be taken by affirmative vote of no less than five commissioners."

50 MULTI-FMLY.
HOUSING UNITS

The question was raised by Comm. Gionfriddo concerning a lot adjacent to
the old high school building on Pearl Street. The issue was whether or not
this lot was part of the site plan for this project.

LOT ADJACENT TO
OLD HIGH SCHOOL
BLDG.-PEARL ST.

A public hearing was held as part of this meeting. There is a separate
transcript of the public hearing.

P.H. AT THIS
MEETING

REPORTS:

Dr. Eric G. Lowry - Redevelopment Agency

REPORTS

Adjournment at 9:15 P.M., on motion and second by Comms. Gionfriddo and
Sbalcio.

ADJOURNMENT

Stephen T. Gionfriddo, Acting Secretary
Planning and Zoning Commission

Approved at meeting of _____.