

Paul P. Parisi, Chm.; Dr. Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Sec'y.; Walter J. Dreaher; Ralph H. Shaw, II; Mayor Michael J. Cubeta; Alternates: George L. Augustine; Robert F. Chamberlain; Anthony J. Gaunichaux

COMMISSION MEMBERS PRESENT

Seb J. Passanesi; Stephen T. Gionfriddo; Joseph E. Milardo, Jr.

MEMBERS ABSENT

George L. Augustine acted for absent Seb J. Passanesi; Anthony J. Gaunichaux for absent Stephen T. Gionfriddo

ACTING MEMBERS

George A. Reif, Dir.; Catherine V. Raczka, Assn't. Dir.; Althea Rinaldi, Recording Sec'y.

STAFF

Philip G. Bauer, Engr., Public Works Dept.; Jeff Kotkin, reporter, Middletown Press; approx. 5 people in the audience

OTHERS

The first portion of this meeting was the Public Hearing and a separate transcript for Public Hearing is under separate cover.

PUBLIC HEARING

Mayor Cubeta gave a brief presentation requesting an approval to amend the Zoning Code for off-street parking requirements for architecturally and historically significant buildings with adaptive uses and requesting the modifications for off-street parking requirements for architecturally and historical significant buildings in the Middlesex Plaza Projects, for the Connecticut Valley Development.

MAYOR MICHAEL J. CUBETA

Sherman Tiner and Mark Cirusco, residents of Beacon Hill Condominiums, in the Westlake PRD were representing 176 residents and families of Beacon Hill. They asked the Commission how to amend the Westlake PRD plan. Some of the problems they noted were: paying the same tax rates as City residents, and not receiving any of the services; the Westlake common area is used by citizens not members of the Westlake area; parking has become hazardous; unfinished Westlake Drive is becoming a dumping spot and the road not being properly maintained; maintenance of the buildings are at its worst.

DISCUSSION WITH THE PUBLIC BEACON HILL CONDOMINIUM WESTLAKE PRD

The Commission said they could not give legal advice and suggested that the representatives hire an attorney or discuss their problems with the City Attorney, if he is available.

Approved minutes of March 26, 1980, on motion and second by Comms. Lowry and Augustine. Vote was unanimous.

APPROVED MINUTES FOR 3/26/80

Tabled proposal to reduce size of Ranno lot at 68-72 Ferry Street, on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous.

TABLED RANNO LOT 68-72 FERRY ST.

Atty. Karpel, represented the Evans Product Corp. (Grossman's), Robert Flowers of the Evans Product Corp. was also present. Atty. Karpel read a letter to the Commission concerning the Evans Product Co's. subdivision and site plan approval. A copy of the letter is on file in the P & Z Office.

APPROVED 3 LOT SUBDIVISION-EVANS PRODUCT CORP.(GROSSMAN'S) WASHINGTON ST. SHOPPING PLAZA

After a lengthy discussion approved the 3 lot subdivision in the Washington Street Shopping Plaza with the proviso that any additional development or property acquisition which takes place by virtue of

additional land purchases, or land arrangement be brought to the Commission for approval before construction, on motion and second by Comms. Lowry and Gaunichaux. Vote was unanimous.

There was a preliminary discussion with Atty. Ivar Jozus, representing Michael Milardo, of South Main Street. The Milardo family owns 3 lots, 2 lots facing S. Main Street. Lot #1 has 47 ft. frontage. Lot # 2 has 88 ft. frontage. Lot #3 faces Birdsey Avenue with 44 ft. frontage. Lot #1 has a building with commercial uses and 2 dwelling units. The Milardo's do not want to use the second lot because they feel it has great commercial value. They've asked for a S.E. to add a 3rd dwelling, by moving the existing garage and attaching it to the house and putting a dwelling on top. They do not meet the frontage as required in the Zoning Code. The attorney said he will consult with the Milardos' before proceeding.

DISCUSSION WITH
ATTY. I. JOZUS
MILARDO FAMILY
SOUTH MAIN ST.

Agreed to generally support the A-95 Review for the FY 1981 Unified Work Program for Urban Transportation Planning. Applicant Mid-State Regional Planning Agency. Agreed on motion and second by Comms. Giuffrida and Dreaher. Vote was unanimous.

A-95 REVIEW
FY 1981 UWP
FOR URBAN
TRANSPORTATION
PLANNING

REPORTS:

- Inland-Wetland.....None
- Midstate.....Robert F. Chamberlain
- Redevelopment.....Dr. Eric G. Lowry
- Citizen's Advisory.....None

REPORTS

Meeting adjourned at 9:45 P.M.

ADJOURNMENT

Cos Giuffrida, Sec'y.
Planning & Zoning Commission

APPROVED AT THE MEETING OF

April 23rd 1980