

Ralph Shaw II, Chm.; Robert Chamberlain; David Mylchreest;
Seb Passanesi; Eric Lowry; Frederick Congdon, Alt.

COMMISSION MEM-
BER PRESENT

Salvatore Listano, Alt.

MEMBER ABSENT

George A. Reif, Dir.; William M. Kuehn; Althea Rinaldi

STAFF MEMBERS

Philip Bauer, Eng., Public Works Dept.; Atty. Leonard Dorsey,
of Meriden, representing Ernest Phillips; Conservation Commi-
ssion Members, Chm. Erwin Kelsey, Jesse Salafia; Ernest
Schwarz; Plater Campbell, District Conservationist of Middle-
sex County; Geoffrey Colegrove, Dir. of Midstate Regional
Planning Agency; Raymond Rafferty, R.S., Board of Health;
Jerry Brophy, A.R.C., Westlake, and Atty. Chester Dzialo,
representing A.R.C.

OTHERS

Public hearing transcription and Regular Meeting minutes of
3/22/72, were unanimously approved on motion and second by
Commissioners Mylchreest and Chamberlain.

TRANS. & REG.
MTNG. MINUTES
3/22/72

Atty. Leonard Dorsey, representing Ernest Phillips, request-
ing permission to modify an existing one family dwelling into
a two family dwelling, a non-conforming use, located in the
I-91 Industrial Area, I-2 Zone.

ERNEST PHILLIP
NON-CONFORMING
USE I-2 ZONE

A joint meeting of the Conservation Commission and Commission
on the City Plan and Zoning was held. Erwin Kelsey, Conser-
vation Chm. introduced members of his Commission and Conser-
vationist Plater Campbell, who served as spokesman for the
program. Mr. Campbell presented a copy of Preliminary Mater-
ial for Drafting Land Use Regulations for Streambelt Zones,
to all members and visitors. He feels now is the time to
start to preserve and develop natural resources of the stream-
belt. The population growth and urbanization will greatly in-
crease the hazards of uncontrolled forms of developments in
these areas. To stop careless and uncontrolled forms of de-
velopment in streambelts the kinds of controls should be de-
signed to protect their special values. The support for
governmental authorities to enact and enforce land use regu-
lations is needed. Mr. Campbell showed slides depicting
various forms of wetland areas, parks and streams, explaining
why it is necessary to protect the watercourses from pollution,
erosion and sedimentation. A map was also presented showing
the streambelt areas and soil survey.

JOINT MEETING
COMM. ON CON-
SERVATION WITH
PLATER CAMPBELL

The Conservation Commission will continue its studies and re-
commend priorities for streambelt preservation to the Planning
Commission who can help protect the areas by use of its zoning
authority.

Jerry Brophy of A.R.C., Westlake PRD II, explained Westlake
Project 4, "The Farms," located east of East Street, consis-
ting of 88 single dwelling units on 18½ acres (4.75 units per
acre). Lot sizes will be approximately 60' x 100'. The
price range will be approximately \$25,000 to the low \$30,000.
Sketches of dwellings were also shown. He gave a review on
previous projects and what has been accomplished.

WESTLAKE PRD II
PROJECT 4
"THE FARMS"

Adopted, as follows, the text amendments to Zoning Code as heard at Public Hearing, March 22, 1972

TEXT AMENDMENT TO ZONING CODE

SECTION 40 Off-Street Parking. Item 40.04.10 concerning parking for Elderly or Physically Handicapped Persons was approved, on motion and second by Comms. Mylchreest and Passanesi

SECTION 40 ITEM 40.04.10

SECTION 60 Residential Zones. Item 60.02.05 concerning locations of private clubs etc., if granted a Special Exception, was approved, on motion and second by Comms. Chamberlain and Lowry.

SECTION 60 ITEM 60.02.05

SECTION 44 Special Exceptions. Add Item 44.07.01 titled, Termination of granted Special Exception Use, was approved, on motion and second by Comms. Mylchreest and Passanesi.

SECTION 44 ADD ITEM 44.07.01

SECTION 21 Restricted Residence Zone. Item 21.03 as it concerns lot area and width, was approved, on motion and second by Comms. Mylchreest and Chamberlain.

SECTION 21 ADD TO ITEM 21.03

An effective date of April 24, 1972, for the text amendments to the Zoning Code, was approved, on motion and second by Comms. Chamberlain and Mylchreest.

EFFECTIVE DATE APRIL 24, 1972 TEXT AMENDMENT TO ZONING CODE

Approved, on motion and second by Comms. Passanesi and Lowry a report to the Common Council on the exchange of land between the City and I.&E. Lee, at Chamberlain Road.

PROPOSED SALE OF LAND IN I-9 AREA-I-2 ZONE TO M.I.D.C.

Tabled site plans, for modifications, of two proposed land uses in I-2 Zone, I-91 area, parcels 7-A & 7-B. Owners: (1) Bailey's Express, (2) Tidy Rubbish Removal.

TABLED TWO PROPOSED PARCELS OF LAND (7-A&B)

Tabled site plan, for proposed retail facility (Antique Shop) at 50 Washington Street. Owner Mary Wemett.

TABLED PROPOSED ANTIQUE SHOP

Discussed the Street and Utilities concept and scheduling by consultants of the Redevelopment Agency for the C.B.D. A report recommending further study and a different priority approach was adopted on motion and second by Comms. Lowry and Chamberlain.

STREET & UTILITIES CONCEPT

An updated drawing of the proposed Edgewood Acres subdivision off Butternut St. was tabled, on motion and second by Comms. Lowry and Chamberlain, until the Public Works Dept. has the opportunity to review the document for this proposal which was heard at public hearing in March, 1971

TABLED EDGEWOOD ACRES

Approved site plan, for addition to Jarvis Power Tool Inc. located in the Laurel Brook Industrial Park, on motion, and second by Comms. Passanesi and Lowry.

APPROVED ADDITION-JARVIS POWER TOOL INC

Having completed its business the meeting was adjourned.

Respectfully submitted,

DAVID MYLCHREEST, SECRETARY
COMMISSION ON THE CITY PLAN
AND ZONING