

Paul P. Parisi, Chm.; Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Secretary; COMMISSION
 Comms. Walter J. Dreaheer; Stephen T. Gionfriddo; Seb J. Passanesi; Rose MEMBERS PRESENT
 Sbalcio; Alternates: George L. Augustine; Louis Carta; Mary C. Woods

Mayor Michael J. Cubeta, Jr.; Comm. Anthony Gaunichaux MEMBERS ABSENT

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

Philip Bauer, Engr., Public Works; Robert Frank, Zoning Enforcement Officer; OTHERS
 Jeff Kotkin, Reporter, Hartford Courant; Jan Frazier, Reporter, Middletown
 Press; approx. 40 persons in the audience.

A public hearing was held as part of this meeting. There is a separate P.H. AT THIS
 transcript of the public hearing. MEETING

Attorney Jack Cartelli appeared before the Commission with a letter of with- DISCUSSION WITH
 drawal of application for the proponent Calderelli/Interbartolo Association PUBLIC CONCERN.
 regarding the proposal of 50 multi-family housing units on south side of AGENDA ITEMS
 Washington Street near Boston Road in the R-4 Zone, stating that they would
 appear before the Commission at a future date with all necessary completed
 departmental reports.

Approved minutes of April 8, 1981, on motion and second by Comms. Giuffrida APPROVED 4/8/81
 and Gionfriddo. Vote was unanimous. MINUTES

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 Giuffrida.

Accepted withdrawal of proposed 50 multi-family housing units on south side ACCEPTED WITH-
 of Washington Street near Boston Road in the R-4 Zone for Applicant/Agent DRAWAL OF 50
 S.J. Cartelli, Attorney for Calderelli/Interbartolo Association, on motion MULTI-FMLY.
 and second by Comms. Lowry and Giuffrida. Comm. Passanesi disqualified him- HOUSING UNITS
 self from participating on this item and Comm. Augustine acted in his place. WASH. ST./BOSTON
 Vote was unanimous. RD. R-4 ZONE

Gave final approval of a 6 lot subdivision at the corner of East Street and FINAL APPROVAL
 Poplar Road, (S.C. Fazzino, owner) given preliminary approval at meeting of 6 LOT SUBDIV.
 December 10, 1980, with the stipulation that all work completed meets the EAST ST./POPLAR
 Public Works requirements, on motion and second by Comms. Giuffrida and RD.-FAZZINO
 Sbalcio. Vote was unanimous.

Adopted amendment to the Zoning Map to change area on the east side of New- ADOPTED AMEND.
 Field Street at the rear property owned by William J. Caffery, at 558 New- TO ZONING MAP
 field Street from I-2 to B-2 Zone for Applicant/Agent William J. Caffery, on WM. J. CAFFERY
 motion and second by Comms. Gionfriddo and Woods. Vote was unanimous. The yes NEWFIELD ST.
 votes were: Comms. Parisi; Lowry; Gionfriddo; Sbalcio; Augustine; Carta and I-2 TO B-2
 Woods. A previous vote which was also an approval had to be withdrawn because
 two commissioners that voted were not at the public hearing and the transcript
 of the public hearing was not available. The previous motion was made by
 Comm. Sbalcio and second by Comm. Dreaheer with the yes votes being: Comms.

Parisi; Lowry; Gionfriddo; Giuffrida; Dreaher; Augustine and Woods. The motion was made and second by Comms. Gionfriddo and Giuffrida to withdraw and revote. Vote was unanimous. Map showing the approved changes is on file as submitted for the Public Hearing in the Office of the Town Clerk. Effective date April 29, 1981.

Denied Special Exception for a neighborhood store to be located at 590 High Street, in the R-3 Zone, for applicant Louis Aresco because there was adequate shopping nearby and that the petition (approx. 52) signed by the residents of the neighborhood provided evidence that the proposed store was not needed in this area, on motion and second by Comms. Gionfriddo and Augustine. Vote was unanimous.

DENIED S.E.
LOUIS ARESCO
R-3 ZONE
590 HIGH ST.
NEIGHBORHOOD
STORE

A report was given on the Connecticut River Assembly by Director Reif, outlining the concept of the study being made at this time and passing out a questionnaire which the Commission members will be asked to fill out and return at a later meeting. The basic concept would be to create a new planning agency which would have still undetermined control over certain land adjacent to the Connecticut River in fifteen municipalities.

CONN. RIVER
ASSEMBLY

Request for Rezoning associated with I-91 Area be scheduled for Public Hearing of May 13, 1981, on motion and second by Comms. Lowry and Sbalcio. Vote was unanimous.

P.H. 5/13/81
REZONING
ASSOC. WITH
I-91 AREA

City Engineer Philip Bauer gave a presentation about the East Main Street reconstruction. Mr. Bauer emphasized the need to make Silver Street going west adjoining Main Street Extension a two way traffic lane.

EAST MAIN ST.
RECONSTRUCTION

Based on the results of the questionnaire, the Commission will be having preliminary presentations from proponents prior to a public hearing presentation and will have their own copy of plans and other material for projects for their own personal review.

QUESTIONNAIRE

NO REPORTS.

REPORTS

Adjournment at 8:30 P.M., on motion and second by Comms. Lowry and Sbalcio.

ADJOURNMENT

Cos Giuffrida, Secretary
Planning and Zoning Commission

Approved at meeting of _____.