

Paul P. Parisi, Chairman; Eric G. Lowry, V-Chm.;
 Cos Giuffrida, Secretary; Vincent J. Loffredo;
 Dr. Christie E. McLeod; Seb. J. Passanesi;
 Ralph Shaw, II; Robert F. Chamberlain; Daniel Z.
 Shapiro; Conrad J. Tyaack and Mayor Anthony S.
 Marino.

MEMBERS PRESENT

George L. Augustine

MEMBERS ABSENT

George A. Reif, Director; Florence Pelc, Trans-
 cribing Secretary.

STAFF

Phil Bauer, Public Works Dept.; Kim Smith, reporter,
 Middletown Press; and 5 members of the public.

OTHERS

Chairman Parisi called the meeting to order at
 7:30 and appointed Alternate Conrad Tyaack to
 serve in place of regular member Seb. Passanesi
 who had not attended the Public Hearing nor had
 the transcript of the Public Hearing. Alternate
 member Shapiro was scheduled to serve next in
 rotation, however, he had not been present during
 most of the subject Public Hearing.

ACTING MEMBER

Approved pages 13 through 46 of Transcript of
 February 8, 1978 on motion and second by Comms.
 Lowry and McLeod. Vote was unanimous. The
 previous pages 1-12 were approved at a previous
 meeting.

APPROVED PAGES 13-46
 OF TRANSCRIPT OF
 2/8/78

Approved Regular Minutes of March 22, 1978, on
 motion and second by Comms. Lowry and Giuffrida.
 Vote was unanimous.

APPROVED MINUTES OF
 MARCH 22, 1978

No action was taken on the Transcript of April
 12, 1978 as it was not available.

TRANSCRIPT OF 4/12/78

The Community Facilities Plan which had been
 heard at the public hearing of April 12, 1978,
 was discussed. An additional entry was made by
 Commissioner Tyaack which involved a Fire Train-
 ing Center to be located at the Pine Street
 Station. The entire plan was adopted on motion
 and second by Comms. Lowry and Loffredo. Vote
 was unanimous. Effective date May 1, 1978.

APPROVED COMMUNITY
 FACILITIES PLAN 1978
 EFFECTIVE DATE MAY
 1, 1978

The proposal to convert a dwelling to four units
 at 18 Farm Hill Road was discussed in terms of
 its relationship to existing land-uses in the
 R-3 zone. The conclusion reached was that the
 use was compatible with the zone, therefore on
 motion and second by Comms. Loffredo and Tyaack,
 the Special Exception was unanimously granted.

APPROVED PROPOSAL TO
 CONVERT DWELLING TO
 4 UNITS 18 FARM HILL
 ROAD. SPECIAL EXCEP-
 TION USE IN R-3 ZONE

The proposal for a special exception to construct a radio station and to replace an existing antenna with a 110 foot tower was discussed in some detail. The Director reported that the Police Dept. wished to study the traffic problem on the unfinished Round Hill Road in greater detail and that the Health Dept. had not approved the proposed site for a well and septic tank system, however, Commission members felt that the proposed use clearly would tend to depreciate property values and the character and extent of development of adjoining properties. The concern for the impact of the proposal on the neighborhood is one of the "findings" spelled out in the Zoning Code item #44.04, therefore, a motion for denial of the application was made and seconded by Comms. Shaw and Loffredo. The motion for denial carried on vote of Comms.; Parisi, Lowry, Giuffrida, Loffredo, McLeod and Shaw. Acting Alternate Tyaack voted against the denial.

DENIED SPECIAL EXCEPTION TO CONSTRUCT A RADIO STATION ON ROUND HILL ROAD.

A proposal to expand the parking lot at the Monte Green Inn, a non-conforming use in the R-1 zone, was presented by engineer Dean Phillips. After discussion the Commission requested that a broader scope of information on the site plan be shown i.e. the relationship of the existing parking to the proposed parking and more detail concerning the slopes of surfaces involved. The proposal in effect was tabled on motion and seconded by Comms. Loffredo and McLeod. Commissioner Giuffrida opposed the tabling.

PROPOSAL TO EXPAND PARKING LOT AT MONTE GREEN WAS TABLED.

Note: Commissioner Passanesi resumed his roll as an acting member in the above item.

A request for the G.S. 8-24 report concerning the acquisition of land in the I-91 Industrial area owned by R. Bruce Sturrup and approximately 1,050 feet south of Smith Street was discussed. An affirmative report was given on motion and seconded by Comms. Lowry and Loffredo. Vote was unanimous.

AN AFFIRMATIVE REPORT WAS GIVEN ON THE G.S. 8-24 ACQUISITION OF LAND OWNED BY R. BRUCE STURRUP.

A proposed 4 lot subdivision off Kelsey Street on land owned by Alfred Carlson was introduced by Realtor Leonard Smith. During the discussion the Director read a report from the Health Dept. concerning the suitability for on site utility systems. The site contained a stream which transversed all 4 lots. Members of the Inland Wetland Agency, also Planning and Zoning Commission members felt the Inland Wetland Agency should review the proposal. Further information related to the Health Dept. was also requested. The proposal was tabled on motion and seconded by Comms. Lowry and Loffredo. Vote was unanimous.

THE PROPOSED 4 LOT SUBDIVISION OFF KELSEY STREET WAS TABLED.

A request for G.S. 8-24 report concerning a proposal by the NE Utilities to increase a power-line easement on land owned by the City of Middletown in Middlefield was reviewed. An affirmative report was given on motion and seconded by Comms. Giuffrida and McLeod.

AN AFFIRMATIVE
G.S. 8-24 REPORT
WAS GIVEN TO NE UTILI-
TIES TO INCREASE
POWER-LINE EASEMENT
ON CITY OWNED LAND IN
MIDDLEFIELD.

The Inland Wetland Chairman Loffredo reported the results of the most recent meeting which included the denial of the Knox Subdivision on Country Club Road.

CHM. LOFFREDO OF THE
INLAND/WETLAND REPORT
ED ON THEIR MOST RE-
CENT MEETING.

The Redevelopment liason Representative Lowry reported on that agencies progress on the Bronson project.

REDEVELOPMENT LIASON
LOWRY REPORTED THE
PROGRESS ON THE
BRONSON PROJECT.

Other discussions raised were the issues of the possible changes of the Zoning Code in relationship to Uses in the R-1 zones and certain aspects of streets in the Subdivision Regulations.

DISCUSSION RAISED OF
CHANGES IN SUBDIVISIO
REGULATION OF USES IN
R-1 ZONES.

Adjournment was made on motion and seconded by Comms. Loffredo and Lowry. Vote was unanimous.

ADJOURNMENT

Cos Giuffrida, Secretary
Planning and Zoning commission

Approved at meeting of Cos Giuffrida - May 10, 1978