

Ralph H. Shaw, II, Chm.; Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Secy.; Seb J. Passanesi; Dr. Christie McLeod; Paul P. Parisi; Edward J. Kalita; Mayor Anthony Marino; Alternates: George L. Augusine; Gerald J. Lentini; Conrad J. Tyaack

COMMISSION MEMBER PRESENT

Thomas E. Lineberry, Alternate

MEMBER ABSENT

George A. Reif, Dir.; Catherine V. Raczka, Ass't. Dir.; Althea C. Rinaldi, Secy.

STAFF

D'Vera Cohn, reporter, Middletown Press; Lincoln Millstein, reporter, Hartford Courant; Betty Matteo, Joseph Carney, Seb Garafalo, Robert Poliner, James Parisi, Ben Sierpenski, Sid Kabel, Joan Root, Max Corbo; approx 25 other unidentified members of the public

OTHERS

Chm. Shaw announced that the Middletown Press incorrectly reported that this meeting was to be a public hearing. An official public hearing must be so advertised in a legal notice. This meeting (Special Meeting) is not an official public hearing. He also stated the Plan of Development does not necessarily reflect present zoning but acts only as a guide to future development.

CLARIFICATION OF MEETING

Ass't. Dir. Catherine Raczka, presented a comparison of existing 1965 Plan of Development to the 1976 proposed Land-Use Component. The most noticeable change from the 1965 is greater awareness of the natural limitations primarily the flood plain, streambelts, and inland-wetland areas.

ASS'T.DIR. RACZKA COMPARISON OF PLAN OF DEVELOPMENT

Below are highlights of public presentations at the meeting. Some notations in their entirety are on file in the P & Z Office.

PUBLIC PRESENTATIONS

Betty Matteo's---main objection to the proposal was the designation of commercial land-use areas on Newfield St. and Country Club Rd.

Joseph Carney, Dir. of Economic Development for Northern Middlesex Chamber of Commerce, appeared for and at the request of Industry for Middletown, Inc.

Mr. Carney gave general endorsement to the land-use component proposal. He agreed that flood plain, swamps and water sheds are not suitable for industrial uses. He reports that the Chamber is opposed to strip residential on the west side of Rt. 17 in the Laurel Brook Reservoir area.

Seb Garafalo,---opposed to that part of the plan which proposes to create three new commercial areas in the outskirts of Middletown. He urges the Commission forego all efforts to designate the commercial areas and that it concentrate efforts towards other more important goals.

Atty. Robert Poliner, Mansfield Terrace---against the proposal to make additional commercial area near Mansfield Terrace off of High Street and in the vicinity of Loveland Street and the south end of High and Mansfield Streets, He felt commercial should remain in the down town area.

James Parisi, Long Lane---references made to Metro South. Stated that Metro South is nothing but a jungle. Claims that the town needs revisions especially in the commercial phase of the downtown areas. Stressed that Metro South should complete what they started since 1970---and here it is 1976---and nothing. (No notations for the records)

Benjamin Sierpensi, Highland Ave.---owner of large pieces of property on both sides of Middle St. He has attended 89 hearings, including D.E.P., D.O.T., State Gaming Comm., and various horseowners associations. Spot zoning for the Country Club areas at this time would be considered poor planning. Suggests send the plan back to the drawing board and when we get the racetrack bring out the revised plan showing all of the west side of Middle St., starting at Country Club Rd., north of Division St. as a commercial zone.

Sid Kabel, 37 Margarite Road---spoke against establishment of large retail commercial developments along the outskirts of downtown area. He made references to the Meriden Mall. Downtown has the space, the facilities, roads, utilities and doesn't take much to upgrade what we have. Downtown Middletown has the ability to be the best shopping center in Middlesex County.

Joan Root, 1617 Country Club Road---requested the Commission give a high priority to the preservation of this (Westfield) residential area.

Max Corvo---expressed his views on the corporate headquarters in reference to the Plan of Development. (No notations submitted for the records)

Mayor Anthony Marino---stated he is concerned and interested in getting Metro South completed as well as the rest of Main St. Steps are being made to improve Bunce's parking lot. The Community Development Block Grant monies are being devoted to the North End rehabilitation. Reports that a great deal of progress has been made in the schedules and plans by each of the developers involved in Metro South but there are a few lagging.

The plan does not in fact detract from the downtown project. The Plan does not change the zone per se, it is a guide for future use of land.

There is a true indication that there is interest in the Country Club Interchange property for commercial development, but in the corporate type headquarters. It would be well for the City to adopt some kind of a change in our land-use plan and eventually in zoning plans to allow for commercial development of a very restricted nature. A New York firm is interested in this particular site. The name of the firm is not known-but-the realtor is known-but the name would not be divulged.

Application for a Special Exception by the Farmers & Mechanics to be located at the corner of West Silver St. and Main St. Ext., process took place which had been challenged by a Commission member between the time of April 28, 1976 meeting and this Special Meeting, May 5, 1976 as follows:

FARMERS & MECHANICS BANK-APPLICATION-SPECIAL EXCEPTION-CHALLENGED AND CORRECTED

Comm. Lineberry absent

The following disqualified themselves: Chm. Shaw, Comms. Kalita and Passanesi

Comm. McLeod was not able to participate due to her absence at Public Hearing of April 14, 1976, and had not read the transcript, therefore making her ineligible to vote.

Six people eligible to vote: Comm. Lowry acting as Chm. (in place of Chm. Shaw); Comm. Augustine (acting for Comm. Kalita); Comm. Tyaack (acting for Chm. Shaw); Comm. Lentini (acting for Comm. Passanesi); Comm. Parisi; Comm. Giuffrida.

Comm. Parisi made a motion to rescind the motion relating to granting the Special Exception for the Farmers & Mechanics Bank adopted at the meeting of April 28th, and to correct the process following a procedure permitted in Robert's Rules of Order. Comm. Augustine second the motion.

Yes votes: Comms. Parisi, Augustine, Lentini, Lowry, Giuffrida
No vote: Comm. Tyaack

Comm. Tyaack challenged the decision of rescinding. A discussion followed and the Chm. felt a new motion should be made.

Comm. Parisi made the motion to readopt the approval essentially in the same form which was that the Special Exception be granted to the Farmers & Mechanics Bank including direct access to Main St. Ext., and that the Planning and Zoning Commission recommend to the Police Commission that a study be made to determine if a traffic control device should be located at the intersection of Main St. Ext. and West Silver St. Comm. Augustine second the motion.

Yes votes: Comms. Parisi, Augustine, Lentini, Lowry
No vote: Comm. Tyaack
Comm. Giuffrida abstained from voting

Motion failed to carry because the five (5) affirmative votes required by the City Charter were not received.

Adjournment at 11:20 P.M., on motion and second by Comms. Parisi and Augustine.

ADJOURNMENT

Respectfully submitted

Cos Giuffrida, Secretary
Planning and Zoning Commission