

COMMISSION ON THE CITY PLAN AND ZONING - REG. MTNG.

MAY 9, 1973

Ralph H. Shaw, Chm.; Robert F. Chamberlain, Vice-Chm.;  
David B. Mylchreest, Secy.; Seb J. Passanesi; Eric Lowry;  
George L. Augustine, Alt.; Gerald J. Lentini, Alt.

COMMISSION  
MEMBER PRESENT

Frederick Congdon, Alt.

MEMBER ABSENT

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

STAFF

Jerry Brophy and William Mollin, rep. Westlake PRD II,  
Project V; Philip Redford, State Glass; Mario Salemi,  
City Tire; Rev. Green, Zion Baptist Church; Herb Mayo,  
Y.M.C.A. and Tony & Lou's Gulf Sta. proprietors, all  
representing the South End businessmen in Redevelopment  
area; Joseph Carney, MIDC; Atty. Hurney & Thomas Bennett,  
rep. Laurel State Glass; Chester Tibbetts, Atty. Samu  
Allen rep. Wesleyan Hills and David Wagner, Vice-Pres.  
of Freeman Homes; Sherman Beinhorn, reporter, Middletown  
Press. Approx. 24 members of the public at large.

OTHERS

Jerry Brophy and William Mollin presented a revised site  
plan for their PRD II, Project V. The proposed units  
were reduced from 200 to 174. Two thirds of the units  
will have 2 bedrooms, and the other one third will have  
3 bedrooms. There will be open space and 1½ parking  
space per unit. The homes will be built according to  
the contours of the property. Roads will be maintained  
by the Condominium Association. Westlake Drive will be  
connected, as requested, to the Highlands.

WESTLAKE PRD II  
PROJECT V

After a discussion the Commission agreed to approve the  
site plan for Westlake PRD II, Project V, on receipt of  
approvals from other departments, on motion and second  
by Comms. Mylchreest and Chamberlain. Votes were unanimous.

The alignment proposals Scheme #2 of the redevelopment  
area were criticized by the Southenders. Philip Redford,  
spokesman for the group stated that the alignment was  
cramping other businessmen and eventually will put them  
out of business, and the possibility of relocating would  
be out of the question.

SOUTHENDERS  
OBJECTIONS TO  
REDEVELOPMENT  
ALIGNMENT PROPOSAL

The Southend businessmen presented a plan by Architect  
Al Davis. The Planning Commission were asked comments on  
the road positioning and Scheme #2 layout was shown for  
comparisions. The #2 layout was done by the Cahn Engr.  
consultants. Comms. Mylchreest and Passanesi disqualified  
themselves from participating in discussion.

Approved for MIDC, at the request of Joseph Carney the re-  
lease of two parcels of land owned by the City in the I-91  
Industrial Area. Parcel #2 consisting of 5 acres would  
be headquarters for the Mayflower Corp. distributors of  
hobby supplies serving State of Conn. and lower Mass.

APPROVED PARCELS  
#2 and #6 FOR  
MIDC

Parcel #6, consisting of 9.9 acres and would consist of an office and the manufacturing of aluminium tubing who's owner will be announced after the Council Mtng. The two new tenants will employ approx. 60 people, on motion and second by Comms. Lowry and Passanesi. Votes were unanimous.

Tabled a revised site plan for the Laurel State Glass, Inc. to construct a building to be located on Pease Ave. Atty. Hurney represented Thomas Bennett, on motion and second by Comms. Mylchreest and Chamberlain. Votes were unanimous.

TABLED-REVISED  
SITE PLAN OF  
LAUREL STATE  
GLASS

Chester Tibbetts, of Wesleyan Hills and Atty. Samuel Allen, representing Wesleyan Hills and David Wagner, V.P of Freeman Homes, presented a proposal, now under option, that all remaining property to be transferred to Freeman Homes. The architect will be Mr. Vigneau of East Hartford.

PROPOSED OWNERS  
FREEMAN HOMES  
TO BE LOCATED IN  
WESLEYAN HILLS

A meeting has been scheduled for May 16, starting at 4:30 P.M. between the Planning Commission and the Public Works Dept.

MEETING SCHEDULED

The Commission was not generally satisfied with the Fire District map submitted by the MDC. They feel that other agencies should be invited or give recommendations on the change or alert others such as Joseph Carney of MIDC. It was suggested that the item be continued for further study.

FIRE DISTRICT  
MAP

The Public Works Dept. is to be notified that the Top Notch store sign is in violation of Middletown City Code, on motion and second by Comms. Mylchreest and Lowry. Votes were unanimous.

TOP NOTCH STORE  
SIGN VIOLATION

Denied proposed addition to a gas station located at the corner of Main and Grand Sts. Owner Joseph Jarzabek, being in violation of the side yard requirements of the Zoning Code, on motion and second by Comms. Passanesi and Chamberlain. Votes were unanimous.

DENIED GAS STA.  
ADDITION

Approved of application for Middletown Coat, Inc., for a garment shop, located at Beverly Heights for Max Klein, on motion and second by Comms. Lowry and Chamberlain. Votes were unanimous.

APPROVED MIDDLE  
TOWN COAT, INC.  
MAX KLEIN -  
BEVERLY HEIGHTS

Recommended a lot size of 230' for frontage on Newfield St. and 300' deep for the Dunklee House, on motion and second by Comms. Chamberlain and Lowry. Votes were unanimous.

DUNKLEE HOUSE  
NEWFIELD ST.  
APPROVED LOT

The possible sale of the building and lot was approved with the stipulation that the house be restored to its architectural style and that the property be offered for sale after restoration the City will have the right of the first refusal, on motion and second by Comms. Chamberlain and Passanesi. Votes were unanimous.

ADDED STIPULA-  
TION

Approved of minutes of April 25, 1973, with correction of an omission of Comm. Mylchreest name who disqualified himself from participating in the Lloyd Hubbard application.

MINUTES APPROVED  
April 25, 1973

Comm. Augustine acted in his place, on motion and second by Comms. Chamberlain and Passanesi. Votes were unanimous.

After receipt of the City Attorney's opinion which ruled against any compromise on the installation of sidewalks which were part of the agreement for approval of a subdivision a motion to require installation of sidewalks in the Paterson Drive "Sylvan Acres" subdivision had been approved February 14, 1968 and a performance bond held since because the sidewalks were not installed prior to final approval, on motion and second by Comms. Passanesi and Chamberlain. Votes were unanimous.

PATERSON DRIVE  
SUBDIVISION  
SIDEWALKS

No final approval will be given to the Yellow Birch area until lighting system and walkways are completed on motion and second by Comms. Passanesi and Chamberlain. Votes were unanimous.

YELLOW BIRCH  
NEIGHBORHOOD  
WESLEYAN HILLS

Approved of a request from Catherine V. Raczka, Ass't. Planning Director, for vacation time from June 22 to July 6, 1973, on motion and second by Comms. Chamberlain and Lowry. Votes were unanimous.

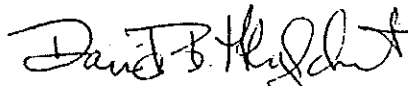
VACATION TIME  
FOR CATHERINE V.  
RACZKA-APPROVED

By unanimous decision a letter requesting additional funds for continued clerical help will be sent to Mayor Sbona. The position was cut from the budget for the fiscal year 1973-74. The present clerk typist has given notification that she is looking for another position, which would leave the staff without needed help. Funds for the present position terminates June 30th.

REQUEST FOR  
FUNDS FOR  
CLERK-TYPIST

ADJOURNMENT

RESPECTFULLY SUBMITTED

  
DAVID B. MYLCHREEST, SEC'Y.  
COMMISSION ON THE CITY PLAN  
AND ZONING