

May 10, 1978

Paul P. Parisi, Chm.; Eric G. Lowry, Vice-Chm.; Vincent J. Loffredo; Dr. Christie E. McLeod; Seb J. Passanesi; Alternate members: Daniel Z. Shapiro; Robert F. Chamberlain; George L. Augustine; Conrad J. Tyaack; Mayor Anthony Marino

COMMISSION MEMBERS PRESENT

Cos Giuffrida and Ralph H. Shaw, II

MEMBERS ABSENT

Comm. Chamberlain served for Cos Giuffrida and Comm. Shapiro served for Ralph H. Shaw, II. Comm. Dr. McLeod served as Acting Secretary. Comm. Shapiro disqualified himself from participating in the Historic Inventory Survey and Comm. Augustine was appointed to serve but he also disqualified himself and then Comm. Tyaack was appointed to serve.

ACTING MEMBERS

George A. Reif, Dir.; Althea C. Rinaldi, Sec'y.; Florence Pelc, Recording Sec'y.

STAFF

Philip G. Bauer, Engr. Public Works Dept. and approximately 25 others unidentified.

OTHERS

DISCUSSION

Comm. Shapiro questioned the new kiosk in Riverview Center, and why it was permitted there and why it wasn't introduced to the Commission. It was explained that it was not a drive-up and it was a permitted use.

DISCUSSION COMMISSIONER SHAPIRO AND TYAACK

Comm. Tyaack stated it was in a public-right-of-way. The Planning Director sent a memo to the Redevelopment Agency questioning them on this item and they replied that River View Center was owned by the developer.

Transcript of 52 pages (1 copy) for April 12, 1978, was approved on motion and second by Comms. Loffredo and Dr. McLeod. Vote was unanimous.

APP'D. TRANSCRIPT OF 4/12/78

Minutes of April 26, 1978 were approved on motion and second by Comms. Lowry and Dr. McLeod. Vote was unanimous.

APP'D. MINUTES OF 4/26/78

Tabled expansion of non-conforming use parking lot at the Monte Green, S. Main Street, Wm. L. Cecchini, owner, on motion and second by Comms. Loffredo and Dr. McLeod. Vote was unanimous.

TABLED EXPANSION NON-CONFORMING USE PARKING LOT-MONTE GREEN-S. MAIN ST.

Tabled proposed 4 lot subdivision off Kelsey Street, owner Alfred Carlson, on motion and second by Comms. Loffredo and Dr. McLeod. Vote was unanimous.

TABLED 4 LOT SUB. KELSEY ST.-ALFRED CARLSON

Mr. Sal Fazzino, representing Carmelo and Anna Maria Morello presented a proposed 9 lot subdivision to be located off Old Mill Road and Westfield Street. Three lots would be on Westfield Street and three on Old Mill Road. A small 270 ft. cul-de-sac would be created off Old Mill Road / ^{from 3 more lots.} Two sheds would be removed and the barn would be relocated so front yard requirements would be meet. There will be City water and sewer. Sanitary sewer could be connected to back of the houses. Sidewalks would be on Westfield Street and along Old Mill Road. Sidewalks would be provided on both sides of the new road.

PROPOSED 9 LOT SUB.-OLD MILL RD. WESTFIELD ST.- SCHEDULED FOR PUBLIC HEARING FOR CARMELO & ANNA MORELLO

The new road will be dedicated as a public road. The property will not be filled in completely. Lots will be sold individually.

Mr. Morello's son will build a house on one lot.
Mr. Fazzino stated that the pitch would not effect Meech Rd.

A public hearing was scheduled on motion and second by Comms. Lowry and Chamberlain. Vote was unanimous.

Lot line relocation (two lots) on E. Ridge Road, owner, C.M. Daniele and Lot line relocation (two lots) on Margarite Road, owner W. & K. Dawson did not require action of the Commission on motion and second by Comm. Loffredo and Chamberlain, that action would be taken at the staff level. Vote was unanimous.

LOT LINES (2)
E. RIDGE RD.-
C.M. DANIELE &
LOT LINES (2)
MARGARITE RD.-W.
DAWSON-STAFF
LEVEL

After much discussion on modifying the uses permitted in the R-1 Zone of the Zoning Code and the modifying of the sign regulations in the Zoning Code so that permitted signs be considered a use instead of being related to zones, as it is now in the Zoning Code. It was decided to continue discussion at the next Commission meeting.

ZONING CODE
(R-1, SIGNS
ETC.) FURTHER
DISCUSSIONS

There was a discussion about a subdivision regulation proposal for the changing of street gradients. The proposal and other subdivision items will be discussed at the next Commission meeting.

SUBDIVISION
REGULATIONS TO
BE DISCUSSED
FURTHER

The Commission members were critical of the State Conservation Development Policies Plan proposal for '79. On motion and second by Comm. Loffredo and Dr. McLeod that a letter be sent to the State of Conn. Office of Policy and Management recommending that the Middletown's official Plan of Development be considered before adopting contrary proposals. Vote was unanimous.

LETTER SENT TO
STATE OF CONN.
OFFICE OF POLICY
AND MANAGEMENT

An Interagency Application has been submitted to the Planning Office, for the Downey Side, to be located at 36-38 Warwick St. On motion and second by Comms. Loffredo and Passanesi, a public hearing was scheduled to clarify the application made and to give the residents of the area an opportunity to make comments. Vote was unanimous.

APPLICATION -
INTERAGENCY APP.
DOWNEY HOUSE
36-38 WARWICK ST
SCHEDULED FOR
PUBLIC HEARING

Atty. Wm. Howard, spokesman for the Greater Middletown Preservation Trust presented to the Commissioners a folder on their Historic Inventory Survey. They are seeking funding for \$3,952 for expenditures from the City. On motion and second by Comms. Loffredo and Dr. McLeod, it was decided that the Trust should file an application in the Planning and Zoning Office for their request.

GREATER MIDDLE-
TOWN PRESERVA-
TION TRUST-
HISTORIC IN-
VENTORY SURVEY
PRESENTATION

After further discussion, it was agreed on motion and second by Comms. Passanesi and Loffredo, that upon receipt of an application for Historic Survey Funds for the Greater Middletown Preservation Trust, a recommendation for approval be made to the Common Council with the stipulation that the Commission be involved in the review of the survey with the Director of Planning serving as liaison between the surveyors and the Commission during the survey process. Yes vote: Comms. Passanesi, Loffredo, Lowry, Chamberlain, McLeod, Parisi. No vote: Comm. Tyaack

Approved, for Squires Business Development Inc., west side of George Street, a lot added to subdivision with stipulation that approval is received from the Health Dept., on motion and second by Comms. Lowry and Chamberlain. Vote was unanimous.

APP'D. LOT ADDITION
SQUIRES BUS. DEV.
GEORGE ST-STIPULA-
TION

Approved 3 lot subdivision for Peter J. & Theresa Czaja, Laurel Grove Road, on motion and second by Comms. Dr. McLeod and Loffredo. Vote was unanimous.

APP'D. 3 LOT SUB.
P. & T. CZAJA
LAUREL GROVE RD.

REPORTS:

REPORTS

Comm. Loffredo, Chm. of the Inland Wetlands Agency reported that Alfred Carlson's application will be presented at their next meeting.

Comm. Chamberlain, liaison to the Midstate Regional Agency stated his disappointment in the State of Connecticut's Official State Conservation Development Policies Plan Proposal for '79.

ADJOURNMENT

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Adjournment at 10:15 P.M., on motion and second by Comms. Lowry and Passanesi.

Christie McLeod
Submitted by
Dr. Christie McLeod,
Acting Secretary,
Planning & Zoning Commission

APPROVED AT THE MEETING OF

May 24, 1978