

<p>Ralph H. Shaw, II, Chm.; Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Secy.; Edward J. Kalita; Dr. Christie McLeod; Paul P. Parisi; Mayor Anthony Marino; Alternates: George L. Augustine; Thomas E. Lineberry; Conrad J. Tyaack</p>	<p>COMMISSION MEMBERS PRESENT</p>
<p>Comms. Seb. J. Passanesi and Gerald J. Lentini</p>	<p>MEMBERS ABSENT</p>
<p>Comm. Lineberry acted for absent Comm. Seb. J. Passanesi</p>	<p>ACTING MEMBER</p>
<p>George A. Reif, Dir.; Catherine V. Raczka, Ass't. Dir.; Althea C. Rinaldi, Cecy.</p>	<p>STAFF</p>
<p>Phil Bauer, Engr., Public Works Dept.; D'Vera Cohn, reporter, Middletown Press; Lincoln Millstein, reporter, Hartford Courant; Gerald Holmes; approx. 20 members of the public-at-large</p>	<p>OTHERS</p>
<p>Gerald Holmes of Country Club Rd., presented a petition against any commercial venture in the area proposed for a corporate headquarters zone</p>	<p>DISCUSSION RE: CORPORATE HEAD-QUARTERS</p>
<p>The 1965 Plan of Development recommended industrial uses for the area. It was suggested that Dir. Reif proceed with recommendations for regulations for a corporate office zone.</p>	
<p>Possible amendments to the Zoning Code were discussed. Among the proposals were; modifications to the off-street parking requirements; drive-up facilities in the C.B.D., and having sign regulations that related to land-uses rather than zones. In each case further study was agreed to before any definitive decisions could be made.</p>	<p>ZONING CODE DISCUSSION</p>
<p>Six recommendations on the Plan of Development were discussed by Ass't. Dir. Raczka. She reported that on May 26, a study map will be presented.</p>	<p>PLAN OF DEVELOPMENT-MS. RACZKA, ASS't. DIR.</p>
<p>North Hills, PRD, III, will be ready to submit proposed modifications, by the next meeting. At present they are negotiating financial arrangements.</p>	<p>NORTH HILLS, PRD, III</p>
<p>A motion to waive usual procedure of taking action on item appearing in the Public Hearing presentation, on motion and second by Comm. Kalita and Parisi. Vote was unanimous.</p>	<p>WAIVER OF USUAL PROCEDURE-ITEM ON PUBLIC HEARING</p>
<p>Approved application (Public Hearing item 5/12/76) for Special Exception for Joseph E. Biega, Trustee, to permit a professional office at 6 Silver Street, a Transitional Development Zone, on motion and second by Comms. Parisi and Kalita. Vote was unanimous.</p>	<p>APP'D. SPECIAL EXCEPTION-JOSEPH E BIEGA-6 SILVER ST.-T.D. ZONE</p>

Gave preliminary approval for 1 lot subdivision for Squires Business Development, Inc., located on the west side of George Street, for applicant M.J. Leonard, on motion and second by Comms. Lowry and McLeod. Vote was unanimous.

PRELIMINARY SUB
APPROVAL 1 LOT
GEORGE STREET
SQUIRES BUS. DE

Gave preliminary approval for 6 lot subdivision for applicant George C. Bauer, located on Millbrook Road, on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous.

PRELIMINARY SUB
APPROVAL 6 LOT
MILLBROOK RD.
G.C. BAUER

A review of the Redevelopment contract construction plan of S. Main, Church, Pleasant & Broad Sts., were presented. It was voted-that the Commission reviewed the general concept and to be tabled, on motion and second by Comms. Giuffrida, and Kalita.

REDEVELOPMENT
CONTRACT CON-
STRUCTION PLAN
REVIEWED

Yes vote: Comms. Giuffrida, Kalita, Shaw, Lineberry

No vote: Comms. Lowry, McLeod, Parisi

It is to be reported to the Redevelopment Agency that previous recommendations had been made and that comments made at that time still stand, on motion and second by Comms. Parisi and Lineberry.

Yes votes: Comms. Parisi, Lineberry, Kalita, Giuffrida

No votes: Comms. McLeod, Lowry, Shaw. No action taken.

On motion and second by Comms. Lowry and McLeod, that the proponents for the Farmer & Mechanics Bank be invited to return with their application for a Special Exception, for a banking facility with a drive-up feature at the corner of Main St. Ext. and West Silver St., at the May 26th meeting.

FARMERS &
MECHANICS BANK
INVITED TO RE-
TURN TO COMM.
WITH APPLICATIO

Adjournment was 11:25 P.M.

ADJOURNMENT

Respectfully submitted

Cos Giuffrida, Secy.
PLANNING AND ZONING COMM.