

Ralph H. Shaw, II, Chm.; Eric G. Lowry, Vice-Chm.;
Cos Giuffrida, Secy.; Seb Passanesi; Sebastian J.
Garafalo; Edward J. Kalita; Betty Matteo: Alternates;
George L. Augustine; David A. Bengtson; Gerald J.
Lentini

COMMISSION MEMBER
PRESENT

Kent M. Scully, Alternate

MEMBER ABSENT

George A. Reif, Dir.; Catherine V. Raczka, Asst. Dir.;
Althea C. Rinaldi, Staff Secy.

STAFF MEMBERS

Mayor Lester M. Gowin; Philip G. Bauer, Engr., Public
Works Dept.; Wm. M. Kuehn, MDC; D'Veira Cohn, reporter,
Middletown Press

OTHERS

Approved Text Amendment to Zoning Code to designate a
Zoning Code Officer. Public Hearing was held May 14,
1975. Effective date May 19, 1975, on motion and
second by Comms. Kalita and Garafalo. Vote was
unanimous.

APPROVED TEXT
AMENDMENT TO
ZONING CODE-ZONING
CODE OFFICER

Approved request for Special Exception to permit a
substitute use for a previously granted Special Exception
land-use at the former A.E.P. Building on High Street by
the Zygo Corp. of Middlefield. Applicant and owner
Wesleyan University, with the following stipulations:
1. Time limit is two years; 2. Approval is limited to
Wesleyan University ownership and lease to Zygo Corp.;
3. Any assembly operation is limited to normal five
day week between the hours of 8:00 A.M. and 5:00 P.M., on
motion and second by Comms. Matteo and Lentini. Vote
was unanimous. Chm. Shaw excused himself from participating
and Comm. Lentini was appointed to act in his place. Public
Hearing was held May 14, 1975.

APPROVED SPECIAL
EXCEPTION-A.E.P.
BUILDING-LEASE T
ZYGO CORP.-WITH
STIPULATIONS

Gave site plan approval for the drive-in banking facility
for the Hartford National Bank and Trust, on the site of
the former Phillips 66 Gas Station, Washington Street, Rt.
66, for applicant Robert E. Coughlin, Jr., Trustee, on
motion and second by Comms. Matteo and Guiffrida. Vote was
unanimous. Public Hearing was held April 9, 1975.

SITE PLAN APPROV
DRIVE-IN BANK FC
HARTFORD NATIONAL
BANK-WASHINGTON

Mr. & Mrs. William Milardo are requesting a resubdivision
of land north of the Doolittle Subdivision, with paper
streets that were recorded in 1929. They would like the
road extended to a cul de sac. This would enable them to
have one lot that they could build on. After much deliber-
ation the Commission suggested that the City Attorney be
consulted to see if there were any technicalities involved.
A public hearing would be scheduled at a later date.

REQUEST FOR RE-
SUBDIVISION WITH
PAPER STREETS-
BY MR. & MRS. W
MILARDO

Gave a report, as required by G.S. 8-24, in the affirmative
for the change of parcel 11 to parcel 6A, for sale for the
use by Bell Detroit Diesel. Parcel 6A is in the I-91
Industrial Area at the corner of Smith and Industrial Park
Road, on motion and second by Comms. Lowry and Matteo. Vote
was unanimous.

AFFIRMATIVE REP
G.S.8-24-CHANGE
PARCEL 11 TO PA
6A-BELL DETRO
DIESEL-I-91 IND
AREA

Chm. Shaw disqualified himself from the following item and Vice-Chm. Lowry acted in his place. Atty Raczka representing the City Savings Bank of Middletown asked advice of the Commission if the property at the corner of South Main and Warwick St. property owned by George Cameron could be used as a drive-in bank in the R-3 Zone if given a Special Exception or ask for rezoning of the property.

ATTY. RACZKA ASKED FOR ADVICE-CITY SAVINGS BANK-DRIVE IN FACILITY-SOUTH MAIN & WARWICK STS PROPERTY OF GEORGE CAMERON

Atty. Raczka stated that the City Savings Bank has offices in Haddam, East Haddam and Middletown since 1903. City Savings Bank has taken an option on the property for 1 year beginning in Mark, 1975. He also stated the property leased had a historical background.

Dir. George Reif discussed the permitting of drive-in banks under Special Exceptions in the B-3 Zones. At present they are only permitted in the B-2 Zones.

ZONING CODE TEXT CHANGES FOR VARIOUS MODIFICATIONS-DISCUSSION BY DIR. GEORGE A. REIF

Also Mr. Reif discussed the distance to parking facilities which do not cross a thorough fare. The distance of 300 ft. could be measured in various ways.

He also suggested that relocation of certain materials in the Zoning Code such as swimming pools could be added to the Accessory Uses; Yard requirements for tool sheds in the residential areas.

Ms. Catherine Raczka, distributed copies of the Community Wide Citizen Survey. The survey is one aspect of citizen participation in the comprehensive planning process. It has sections on housing, redevelopment, community facilities, and urban problems.

COMMUNITY WIDE CITIZEN SURVEY DISTRIBUTED BY ASST. DIR. RACZKA ALSO CITY'S HOUSING SUPPLY INFORMATION

In addition, data on the City's housing supply, from the 1970 Census to Jan. 1, 1975, was also distributed to the Commission. This information is a refinement of previous statistics. It shows actual and potential housing increase, by sensus tracts, current status of PRD's, location of new subdivisions, and location of single family construction. Based on these revised figures, Middletown's population can be estimated to be 40,560.

Tabled for a proposed sancification of a previously established lot, located at Lewis and Clover Sts., owned by Nelson Demers, for further information, on motion and second by Comms. Matteo and Kalita. Vote was unanimous.

TABLED PROPOSED SANCIFICATION OF A LOT-LEWIS & CLOVER STS.-NELSON DEMERS

Tabled, for proposed sanctification of a previously established lot, located on the west side of Coleman Road, owned by Louise Levine, for further information, on motion and second by Comms. Kalita and Guiffrida. Vote was unanimous.

SANCIFICATION OF A LOT-COLEMAN ROAD-LOUISE LEVINE

Cos Giuffrida left the meeting at 10:45 P.M. and Comm. Lentini sat in his place.

PLANNING AND ZONING COMMISSION

PAGE 3 of 3
MAY 14, 1975

Approved of scheduling of Public Hearing for May 28, 1975 proposal to change part of the I-1 Service Industrial Zone in the "North End" to R-3 General Residential Zone, on motion and second by Comms. Matteo and Kalita. Vote was unanimous.

PUBLIC HEARING
MAY 28, 1975
CHANGE PART I-1
TO R-3 ZONE IN
"NORTH END"

Approved of scheduling of Public Hearing for May 28, 1975, for Zoning Code Text Change which would establish a new zone to be called "TD" Transitional Development, on motion and second by Comms. Kalita and Garafalo. Vote was unanimous.

PUBLIC HEARING
MAY 28, 1975
ZONING CODE TEX
CHANGE-TRANSITI
AL DEVELOP. "TD"

Approved an A-95 Review application, received from the Midstate Regional Planning Office, for an Area-Wide Waste Treatment Management Planning Grant, on motion and second by Comms. Matteo and Garafalo. Vote was unanimous. A public hearing will be held on May 22, 1975, at 8:00 P.M., Wesley School, Wesleyan Hills Rd., Middletown.

APPROVED A-95
REVIEW APPLICA-
TION-AREA WIDE
WASTE TREATMENT
MANAGEMENT PLAN
NING GRANT

Agreed to give affirmative report on the Dept. of Environmental Protection concerning the construction of a bulkhead along the section of the Conn. River associated with the Riverfront Development, upon receipt of a report indicating technical acceptance from the Public Works Department, on motion and second by Comms. Passanesi and Lowry. Vote was unanimous.

AGREED AFFIRMA-
TIVE REPORT-DEP
ENVIRONMENTAL
PROTECTION-CON-
STRUCTION OF BUL
HEAD-CONN. RIVE

Approved Reg. Mtng. minutes of April 23, 1975, as corrected on motion and second by Comms. Lowry and Kalita. Vote was unanimous.

APPROVED MINUTE
OF APRIL 23, 19

Adjournment on motion and second by Comms. Matteo and Kalita. ADJOURNMENT
Vote was unanimous.

RESPECTFULLY SUBMITTED

Cos Giuffrida, Secretary
PLANNING AND ZONING COMM.