

PLANNING AND ZONING COMMISSION REGULAR MEETING

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

COMMISSION  
MEMBERS PRESENT

Alternate: Gerald J. Lentini

MEMBER ABSENT

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

STAFF MEMBERS

Philip G. Bauer, Engr., Public Works Dept.; D'Veira Cohn,  
reporter, Middletown Press

OTHERS

Approved the certification of 1 lot located at Lewis and  
Clover Streets, owner Nelson DeMers, on motion and second  
by Comms. Kalita and Garafalo. Vote was unanimous.

APPROVED 1 LOT  
LEWIS AND CLOVER  
STS. FOR N. DEMERS

Approved the certification of 1 lot located on the west  
side of Coleman Road, owner Louis Levine, on motion and  
second by Comms. Lowry and Guiffrida. Vote was unanimous.

APPROVED 1 LOT  
WEST SIDE COLEMAN  
RD. FOR L. LEVINE

Approved D & S Welding (Scionti Bros.) Butternut St., ex-  
pansion of a non-conforming use with stipulations that 1)  
a drain line be installed to drain the Palmieri property  
to City land and 2) a 10 ft. buffer strip planted with not  
less than 6 ft. high pine trees 6 ft. on center be created  
on the east and west sides all prior to the issuing of a  
building permit for a proposed building addition on motion,  
second by Comms. Garafalo and Kalita. Vote was unanimous.

APPROVED D & S  
WELDING-BUTTERNUT  
ST. WITH STIP-  
ULATIONS.

At the request of the D.O.T. decided that a parcel of land  
near Sand Hill Rd. created by the construction of Rt. 9  
is a legal lot but could not be considered a building lot,  
on motion and second by Comms. Kalita and Lowry. Vote was  
unanimous.

LEFT OVER PARCEL  
OF LAND NEAR SAND  
HILL ROAD-D.O.T.  
TO BE NOTIFIED

Approved as a Special Exception a package store at 809  
Saybrook Road, based on a written notice received from the  
State Liquor Control Commission that a package store  
proposed to be located at 751 Saybrook Road was denied.  
Applicant Joseph A. Combe, on motion and second by Comms.  
Lowry and Kalita. Vote was unanimous.

APPROVED LAND-USE  
FOR LIQUOR PACKAGE  
STORE: SAYBROOK  
JOSEPH A. COMBE  
APPLICANT

Denied application for a Special Exception to permit a  
private club at 44 Walnut Street, R-3 Zone, because of 1)  
inadequate parking; 2) two uses on one lot; 3) lot size  
appeared to be below minimum required; 4) proximity to  
residences would constitute a nuisance, on motion and  
second by Comm. Kalita and Garafalo. Vote was unanimous.

DENIED SPECIAL  
EXCEPTION-PRIVATE  
CLUB-44 WALNUT  
JOHN DAVIS,  
APPLICANT

Approved a subdivision of land owned by Samuel B. and  
Lydia T.A. Childs with three (3) lots fronting on Country  
Club Road. The approval also accepted two earlier parcels  
off a 50 ft. right-of-way with the stipulation that no  
additional lots be established off this right-of-way until  
and unless a street is installed built to City standards  
on motion and second by Comms. Garafalo and Lowry. Vote  
was unanimous. Comm. Augustine sat in Comm. Matteo's place.

APPROVED 3 LOT  
SUBDIVISION WITH  
STIPULATIONS FOR  
S.B. AND L.T.A.  
CHILDS-COUNTRY  
CLUB ROAD

Approved transfer of funds from 14-A (Salary) to 14 B (Operating Expenses), on motion and second by Comms. Kalita and Guiffrida. Vote was unanimous. APPROVED TRANSFER OF FUNDS

Gave G.S. 8-24 approval for sale of parcel, Penn Central R.R. Co., 3,300 sq. on Map #3404 on file in the Town Clerk's Office, to InForm for resale to Hershey Creamery Company, on motion and second by Comms. Lowry and Kalita. Vote was unanimous. APPROVED G.S. 8-24 SALE OF PARCEL PENN. CENTRAL R.R. TO HERSHEY CREAMERY

Gave preliminary approval for Wesleyan Hills Yellow Area East (map with revised date of 5/28/75 with 32 building lots) on motion and second by Comms. Kalita and Guiffrida. Vote was unanimous. PRELIMINARY APPROVAL-WESLEYAN HILLS YELLOW AREA EAST

Gave a report as required by G.S. 8-24, in the affirmative for disposal to adjacent land-owners of easement acquired when City purchased the Arawana Mills property on motion and second by Comms. Kalita and Garafalo. Yes votes: Comms. Kalita, Garafalo, Guiffrida, Passanesi, Lowry, Shaw. Naye vote: Comm. Matteo AFFIRMATIVE REPORT G.S. 8-24 DISPOSAL OF PARCEL TO ADJACENT LAND OWNER-ARAWANA MILLS-CITY OWNED

Approved the Zoning Map change part of the I-1 Service Industrial Zone to R-3 General Residence in the area to be used for a playground north of the MacDonough Elementary School, with lines in center of Stack St. to Pease Ave., on motion and second by Comms. Kalita and Garafalo. Vote was unanimous. Public Hearing was held May 28, 1975. APPROVED ZONING MAP CHANGE-FOR PLAYGROUND NORTH OF MACDONOUGH ELEMENTARY SCHOOL I-1 to R-3

Tabled proposal to amend the Zoning Map to change part of the I-1 Service Industrial Zone in the "North End" to R-3 General Residence. The rezoning would reflect the long existing land-uses in the area. More specifically the present R-3 Zone would be extended to include most of the block between High and Grove Streets; the lots on the east side facing Grove St.; part of the block east of Pease Ave. to the Arrigoni Bridge; part of the present I-1 Zone bounded by Pearl St. on the west and one lot deep to the railroad tracks, then east to the vicinity of the bridge ramp, on motion and second by Comms. Kalita and Garafalo. Vote was unanimous. Public Hearing was held May 28, 1975. TABLED TO AMEND ZONING MAP CHANGE PART OF "NORTH END " FROM I-1 to R-3

Adopted Text Amendment to Zoning Code to establish a new zone, as Section 39 of the Code, titled TD, Transitional Development Zone. The TD Zone is designed for older sections of the City developed prior to the application of contemporary zoning technique. These areas generally are at the perimeter of the Central Business District and include a wide mixture of existing land-uses. On motion and second by Comms. Kalita and Garafalo. Vote was unanimous. The complete text of the TD Zone is filed in the Town Clerk's Office. The amendment is effective June 16, 1975. ADOPTED TEXT AMENDMENT CODE-SECTION 39 - TRANSITIONAL DEVELOPMENT ZONE EFFECTIVE DATE JUNE 16, 1975

Adopted proposed T.D. Zone Text Amendment to the Zoning Code with the exception that the maximum permitted stories for non-residential uses be three (3) rather than three and a half (3½) on motion and second by Comms. Kalita and Guiffrida. Effective date June 16, 1975. Vote was unanimous. ADOPTED TEXT AMENDMENT CODE MAXIMUM STORIES 3½ to 3

Adopted Zoning Code Map change to designate a Transitional Development Zone made up of an area formerly designated partically as B-2, I-1, and R-3. The geographic boundaries of the Zone are: On the north, the Rt. 17 ramp leading to Rt. 9; on the west Sumner Brook and Mill Street; on the east Maple Place, the eastern edge of the new Post Office site, the rear property lines of lots facing Wall Street; on the south the meeting point of the east and west boundary where East Main Street meets Saybrook Road. On motion and second by Comms. Matteo and Lowry. Vote was unanimous. A map depicting the TD Zone has been filed in the Town Clerk's Office. The designation is effective June 16, 1975.

ADOPTED ZONING  
CODE MAP CHANGE  
TRANSITIONAL  
DEVELOPMENT  
EFFECTIVE DATE  
JUNE 16, 1975

Approved the use of a building located at the corner of Silver and East Main Streets for/Medical Supply Center (former Wrubel's Drug Store) T.D. Zone. Applicant Angelo Wm. Ranno. Owner Joseph Biega, Sr. On motion and second by Comms. Guiffrida and Kalita. Vote was unanimous.

APPROVED USE OF  
BUILDING-TD ZON  
MEDICAL SUPPLY  
CENTER-ANGELO  
W. RANNO-SILVER  
& E. MAIN STS.

Respectfully submitted

Cos. Guiffrida, Secretary  
Planning & Zoning Commission