

Ralph H. Shaw, II, Chairman; Eric Lowry, Vice-Chairman;
Cos Giuffrida, Secy.; Sebastian Passanesi; Betty Matteo;
Sebastian Garafalo; George Augustine; David Bengtson;
Kent Scully; Edward Kalita.

COMMISSION
MEMBERS
PRESENT

Gerald Lentini

MEMBERS ABSENT

George A. Reif, Director; Catherine V. Raczka, Ass't.
Director; Althea Rinaldi, Recording Secretary.

STAFF MEMBERS

D'Vera Cohn, Reporter, Middletown Press; Philip Bauer,
Engineer, Public Works Department; approximately 40
members of the public at large.

OTHERS

CHM. SHAW

I want to call the public hearing portion of the meeting
of the Middletown Planning and Zoning Commission to order.
I'll ask our secretary to read the legal notice.

SEC'Y. GIUFFRIDA

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A
PUBLIC HEARING MAY 28, 1975, STARTING AT 7:30 P.M. IN THE
COUNCIL CHAMBER, MUNICIPAL BUILDING, DE KOVEN DRIVE,
MIDDLETOWN, CONNECTICUT, to consider the following:

Item 1: 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 Street and
Grove Street; the lots on the east side facing Grove
Street; the area to be used for a playground north
of the MacDonough Elementary School; part of the
block east of Pease Avenue to the ramp leading to the
Arrigoni Bridge; part of the present I-1 zone bound
by Pearl Street on the west and one lot deep to the
railroad tracks, then east to the vicinity of the
bridge ramp.

PROPOSED ZONE
CHANGE IN NORTH
END.
FROM I-1 TO R-3

A map depicting the proposal has been filed in the
Office of the Town Clerk.

CHM. SHAW

And that is the reading of the first item on our public hearing
this evening. It has appeared in the Middletown Press on
Saturday, May 17, and again on Saturday, May 24, constituting
a legal notice of this meeting. As is our usual custom, we will
ask that the proposal be explained for the benefit of all who are
here. After that explanation has been presented, we will turn
to the matter of having public - people from members of the
public speak. Those of you who are in favor of this proposal
will be asked to come forward and speak first. Those who are
opposed will then have a chance to speak. When and if you do
come forward to speak, we will ask that you come up to the table
here so that we can pick up all of the remarks that you have to
make on our tape for the transcript. We ask that you identify

yourself by name and address and, as briefly as possible, tell us what your particular interest is in this proposition. Because this and the succeeding proposal are ones which originated here with the - with our office and Commission - I'll ask George Reif to briefly describe the first proposal.

MR. REIF

Originally, this proposal started with a local builder by the name of Joe Vergadula who had purchased the lot on Grove Street and wished to use it for residential purposes. He came to the Municipal Building seeking a building permit and learned, subsequently, that because the area is zoned for industrial purposes he could not use the vacant lot for any other purpose except an industrial purpose. So we began to take a look at it, made a study of the way the land is being used, and after some discussion and thought the Planning Commission decided there was some justification for considering what you're here to discuss tonight. That is returning the area to an R-3 zone and, as the legal notice says, to reflect really the way the land has been - is being used now and has been used apparently back to the very beginning of zoning in Middletown. By sheer chance, there happens to be a school in the area that the City is intending to enlarge the playground. The playground, part of it at least, is in an I-1 zone. The fact that the City is going to invest money to increase the playground is indicative of the fact that, obviously, there's every indication that the area will remain available for residential use. It seems to fit together with the concept of zoning it the way it's used and the way it's going to be encouraged to be used in the future.

CHM. SHAW

Thank you. Are there any members of the Commission who would like to comment or ask George any questions before we open this up? George, I think it might be worthwhile if you could explain what restrictions are placed upon the buildings which are in the area now because it is an industrial zone. It seems to me that there are some things which the people who live there could not do properly to buildings in that area or changes which could not be made because it's an industrial zone.

MR. REIF

Yes. Essentially - first of all you can't use a lot for a residential building - a new residential building. Any additions are severely restricted because the residential uses are non-conforming uses. If someone were to want to add an apartment or something like that, they could not do it. If the house were to burn down, it could not be replaced. Any building built in the area, of course, regardless of whether it's in the I-1 zone or residential zone has to meet all the Zoning Code requirements and we check those in the site plan review process.

CHM. SHAW

I think it's important to recognize that there are certain restrictions in an industrial zone which do not pertain to a residential zone. Betty?

COMM. MATTEO

I was just going to ask to take into reverse-if it's R-3, how many industries or commercial buildings will be there which will then be non-conforming?

MR. REIF

None. Essentially none. There may be one or two, and that's-
(interruption from person in audience)

CHM. SHAW

You're not allowed to speak until we're - until it's open to the public.

AUDIENCE PERSON

But we can't here anything-

CHM. SHAW

All right, excuse me - I'm sorry about that. If you can move up - if you want to move up, you can hear - but it's very hard for us to project to you. My voice does carry, I realize, but it's very hard for some people.

MR. REIF

We have made this study that shows how the land is being used, and I am not going to say there's absolutely none because somebody will come up later and tell us that there is but, to the very best of our knowledge, no business that's there now will be changed. It's also a fact that any business that's there now can remain. It might become a non-conforming use just like the houses have been for a number of years; but we've also studied the land-ownership pattern here. We have the names of the owners of the land and any industry-like the EIS organization does own some land. That's not being proposed for rezoning. That would be left the way it is in the proposed - or the current I-1 zone.

COMM. PASSANESI

George, what percentage of the area is going back to R-3? 30%
of the total I-1 zone? 50%?

MR. REIF

Let's stop at your 30%.

COMM. PASSANESI

You're putting 30% of it back into R-3.

MR. REIF

Right.

COMM. MATTEO

What's the boundary again, George?

MR. REIF

Here's a map that shows the boundary. High Street to all Grove Street.

CHM. SHAW
George, I think they can't hear you.

MR. REIF
Oh, they can't hear. OK. It's from High Street on the west to Grove Street on the east. North Main on the north and Stack Street on the south. That's the biggest single block of I-1 zone.

COMM. MATTEO
The gray there?

MR. REIF
The gray area is the area that's proposed to be rezoned from I-1 to R-3.

CHM. SHAW
And it is all contiguous to other R-3 sites.

MR. REIF
Right. There's no isolated area. No spot zoning will result.

COMM. PASSANESI
I was interested in the amount of area --

COMM. MATTEO
But there will be a section of I-1 left by itself.

MR. REIF
Oh yes. Well, that's true.

COMM. MATTEO
Not contiguous to the other --

MR. REIF
That's correct, and that's where there's an EIS ownership.

CHM. SHAW
Anyone else?

COMM. PASSANESI
The pattern right now is all residential anyway.

MR. REIF
Right.

CHM. SHAW
Let's investigate that little section that you have left as industrial, George. I am not sure. This piece right here that I'm concerned with.

MR. REIF
OK.

CHM. SHAW
What are the boundaries of that piece?

MR. REIF

The railroad track on the north, the back property lines of Grand Street on the south, the back property lines of Pearl Street on the west, and Main Street on the east.

CHM. SHAW

And that's owned by EIS interests - is that what you're saying?

MR. REIF

Sier Corporation. S-i-e-r Corporation.

CHM. SHAW

Any other questions? All right - we will open the meeting now to members of the public who would like to be heard on this issue, and as I outlined, I would like to follow our normal pattern - that is that if anyone wishes to speak in favor of this to speak first. This way we can sort of sift out the information that we get. It's easier for us. Is there anyone who does wish to speak in favor of this? Please come forward. Identify yourself - name and address.

MR. JOE VERGADULA

My name is Joe Vergadula. I'm the property owner on 89-91 Grove Street. I own a two-family dwelling on the street now with a vacant lot. We're in the process of renovating the two-family duplex at the moment and it is my proposal that on my vacant lot which has City utilities that I would like to build a two-family duplex. If any of you are familiar with Grove Street, it's mainly a residential, two-family street and my idea is to build what's in common with the street and not to destroy it by any industrial use at all.

CHM. SHAW

All right. Thank you very much.

COMM. AUGUSTINE

How big is your lot, Joe?

MR. VERGADULA

My lot is 50 feet on frontage by 168 I think.

MR. REIF

167 plus or minus by 50.

COMM. GARAFALO

Joe, that's a duplex.

MR. REIF

It's an empty lot now.

MR. VERGADULA

Yes. I have a duplex now which we are renovating and I'd like to put a two-family duplex on the single lot.

CHM. SHAW

All right. Anyone else want to speak in favor of this?

MR. JOSEPH SERRA

My name is Joseph Serra and I live at 602 High Street, and I'm in the area that you gentlemen are proposing to change. If I may, Mr. Chairman, back in 1969 we appeared in front of the then Planning Commission because certain residents, especially in the area of north High Street were opposed to the restrictions that were imposed in the I-1 area that you outlined. You know - if a house burns down, it can't be rebuilt, additions can not be put on because we were a non-conforming use. If I may go back, I'm a life-long resident of the north end. I lived there all my life, so I know almost every property owner from at least Grand Street to Remington Rand by name. Historically, this area has always been General Residence, multi-family dwellings - two, three family homes. The original zoning plan in 1927, I think, shows the area basically exactly what you're proposing here tonight. So it looks like in six or seven years the Planning Commission has become enlightened and is going back to the character of the neighborhood. The general character of the neighborhood is - it's a stable residential area, owner-occupied dwellings - the owners live there so the houses are pretty well kept. There's not too much vacant land on High Street. I think in the industrial area there's only one lot on High Street that Mr. D'Amato owns. It's a fifty footer and then I think there's three on the west side of - I could be wrong - but I think there's three on the west side of Grove Street; and all around us are multi-family dwellings. We were looking for something like this back in 1968 but we prevailed. Also, I want to comment on the investment made by the City of Middletown surrounding MacDonough School. In that area the City spend in excess of half a million dollars to purchase homes, a store and a storage garage which have since been demolished and I assume that they are going to expand the playground and make a park. Now, the implications to me is that when you do something like this adjacent to an industrial area, it just doesn't make any planning sense. A park or a playground is put in for residents and for children in the neighborhood and, again, that fits in with the pattern of the general neighborhood. Over the years I have watched the development in the north end and the North Main Street area, Pease Ave. area, other than - and I could be wrong - but other than NAPA, Laurel Glass which used to be Mickey's Oil, and a barber shop and the expansion of EIS, no uses have really changed. The names of the companies have changed- Middletown Coal became Middletown Building Supply and the Egeter Battery was still a gas station. Meechum Starters at the time was a feed place and now it's a storage area. What you're proposing - I don't think any of the areas that are now being used as industry are going to be changed. So I just want to go on record saying that we're in favor - I am in favor of the change back to General Residence. Thank you.

CHM. SHAW

Thank you. Is there anyone else who wishes to speak in favor of this proposal? Anyone at all? Please come forward.

MR. CARL JULIANO

587 High St. Corner of High and Stack. I just don't see that it makes any reason - any common sense reason - to change from residential to industrial. Right now we've got a nice program in place. MacDonough School is being very well planned and

we've got a nice play area and since you tore down half the east side and the people are moving all over everywhere, why not get them close to the facilities that we've got. Now, you've got the north end dump down there that you've made a wonderful piece of property, that could be the industrial zone. I, for one, think that it would be just common sense reasoning to leave that residential the way it was in the past. Thank you.

CHM. SHAW

All right. Thank you. Is there anyone else who wishes to speak for this proposal? Anyone at all?

MR. JOHN LA ROSA

My name is John LaRosa, 598 High St., on the northeast corner of High and Stack. I'd like to see that area returned back to general residence. When I bought that property originally, it was a general residence property - then a few years back without - nobody was notified - it was changed to industrial; so I would like to be on record its going back to general residence. Thank you.

CHM. SHAW

Thank you. Is there anyone else who wishes to speak in favor? Please come forward. I think I owe you an apology before you sit down. I banged and gavel quickly on you before. Go ahead.

MR. CONNIE SERRA

I'll accept that apology. My name is Connie Serra. I live at 602 High St. I'm father of Joe Serra. I've been living up in that area for the last - close to 40 years; and we have a nice location up there. We have a nice playground that's coming along. The kids are safe all over the place without any difference so I would like to go on record that I would like to keep it back to general residence. Thank you.

CHM. SHAW

Thank you. Is there anyone else who wishes to speak for this proposal? Anyone? All right. Let's turn it around now. Is there anyone who wishes to speak against this proposal?

ATTY. A. ROBERT GORDON

My name is A. Robert Gordon and I'm here representing a number of residents of the area. I have here a petition which is signed by approximately 65 people who live right in - right on Grove St. or in the adjacent area. When I say approximately, I wish to call to the Commission's attention on Page 2 at the bottom of the page the three signatories that have a line drawn through them and with an explanation "signatures withdrawn at request of signers". Apparently, after they had signed, for reasons of their own. So, not counting those, there are approximately sixty-five signatures there. Now, the wording of the petition is "We, the undersigned, all residents of Grove Street and surrounding areas, desire to keep our street zoned 1-1 as is, rather than change to R-3, residential. We feel that, with the crowded conditions already existing on Grove Street, we cannot accommodate any more houses, cars or families (children)." Now, I pass this along to you - so far as I know, all of the signatures are those of people here. How do you - - don't I start with, ah --

COMM. MATTEO
Start with the Chairman-

ATTY. GORDON

You had the outreached hand - all right - These are people who actually live there. You know, I don't think I have to dwell on the fact - well, it seems to me here and I make no criticism of - certainly of this Commission or of the Planner or of the aims of a Commission on Planning or Zoning or Planning and Zoning. I do think that in our democracy it's essential to please the people rather than to accommodate a theory. We're not here to - and I don't think the Commission proposes to say to the people who live there - we know what's good for you and, therefore, you know - we're giving you this or we're making you take this. I simply give you this as an expression, at least, of the desires of - I would gather - all but a very handful of people in the area to retain the status quo, and with that I have nothing further - although if there are any - if I can answer anything, I certainly have no objection to answering any questions that I can.

CHM. SHAW

Thank you very much. Are there others who wish to speak in opposition to this proposal?

MR. M. FERRARA

M. Ferrara, 104 Grove Street. I've been in this area about fifty years. It may have been wrong - the zoning may have been wrong 50 years ago, but I think the zoning is correct because the whole area is industrial. The trend is for industry and anybody in their right mind wouldn't build a house down this place because of the fact that everything is so highly industrialized. You have the dump there and everything else, so I can't see any reason at all for going residential in this area at all. Now, I have a business that I've been operating from 104 Grove St. which this zoning may affect which was never mentioned. I was never notified. I don't know if I was supposed to be notified as an owner -

CHM. SHAW

No.

MR. FERRARA

No. All right.

COMM. MATTEO

What kind of business?

MR. FERRARA

I operated a plumbing and heating business out of there when I got out of the army, and we're still operating out of there, and I'm operating a machinery business there. Now, I can't see why, for one person, we have to change the map and turn this thing right around.

CHM. SHAW

Thank you very much. Is there anyone else?

MR. PHILIP KIRK

My name is Philip Kirk and I own property at 81 Grove Street and one of the empty lots left on Grove St. The property is industrial and I've always felt pretty good about it because we do have a large percentage of landlords on the street that do live there; but we also feel that if people come in and speculate and build homes and put in another four families here and another four families there, it's going to overcrowd our street. We already have a traffic problem there. There are a lot of children on the street. As you know, right next to the school - I am certainly not against changing the school. It has been industrial, as I say, for thirty years and I don't think anyone has ever suffered any ill effects from it and I hardly see where it would be applicable to change it for one person to allow another home to be built.

CHM. SHAW
Thank you.

MR. KIRK

Incidentally, my name's not on that petition. I'd like to sign it before I leave here.

CHM. SHAW

Is there anyone else who wishes to speak?

MR. SEBASTIAN MILARDO

My name is Sebastian Milardo. I have two pieces of property - one which I run a mason contracting business out of Spring St. - Milardo & Son, Incorporated and I own another piece of property on Pease Avenue., a commercial repair garage. I've got an option to sell it for a small machine shop. Now, if you change the zoning, I don't think you'll be able to get that machine shop in there. Thank you.

CHM. SHAW

Thank you. Is there anyone else who wishes to speak?

MR. JOHN DI STEFANO

My name is John DiStefano. I live at 635 High St., and this has been in our family - this piece of property on Grove St. that they're talking about and I'd like to keep it in the same zoning like they have it today. That's it.

CHM. SHAW

Piece of property -

MR. DI STEFANO

The way it's zoned.

CHM. SHAW

I misunderstood. You were talking about - you say you live on High Street but you have a piece of property on Grove Street?

MR. DI STEFANO

I have property on High Street and property on Grove Street. I would like to keep it the same.

CHM. SHAW
All right. Thank you. Is there anyone else? Anyone at all?
Is there anyone else who wishes to speak about this proposition?

MR. ED AUGUSTINE
My name is Ed Augustine.

CHM. SHAW
You'll have to speak up a little, I think.

MR. AUGUSTINE
My name is Ed Augustine. I couldn't hear you people - a word and I'm
hard of hearing so what do you expect me to do? That's right. You've
got to have some system here too. So anyway, I own property on
Grove St. and I'd like to have it the same as it is. Not changed.

CHM. SHAW
Fine. Thank you. Excuse me - go ahead -

MR. AUGUSTINE
Commercial.

CHM. SHAW
All right. Thank you very much.

MR. AUGUSTINE
You're welcome.

CHM. SHAW
Is there anyone else?

MR. GABRIEL FERRARA
My name's Gabriel Ferrara. I live on 18 Catherine Street, and I
lived in the north end all my life and I would like to see the
zoning stay just the way it is. I went to school at MacDonough
School and everything. I know - I know the whole area.

CHM. SHAW
Thank you. Is there anyone else? Anyone at all? All right. Thank
you very much. That closes the first item on our public hearing
and I will ask that our secretary read the the call for the notice
of the second item on the - on our legal notice.

SEC'Y GIUFFRIDA

Item 2: Proposal to amend both the Zoning Map and Zoning Code
text.

- A. The Zoning Code Text Amendment would establish a new
zone to be called TD, Transitional Development Zone.

PROPOSAL TO
AMEND ZONIN
CODE TO
ESTABLISH
TD ZONE.

Areas selected by the Commission for such designation
would generally be older sections of the city developed
prior to the application of contemporary zoning techniques.
These areas would most logically be at the perimeter of
the central business district and include a wide mix of
land uses.

Any proposed change of land use or building modified

in the TD zone would be dealt with as a Special Exception following the procedures already set forth in the Zoning Code.

The intent of permitted new uses in the zone would be to serve the area itself and/or to support the nearby Central Business district (B-3). Duplication of key land uses in the Central Business District zone, such as major retail outlets, would be prohibited.

Examples of uses proposed to be permitted in the TD zone, all as Special Exception are: Housing of all types; neighborhood stores; neighborhood eating and drinking establishments; office facilities (including those with drive-up features); service establishments; off-street parking lots; gasoline service stations and other auto service facilities.

In the granting of a Special Exception for a new use, emphasis would be placed on requirements of off-street parking as currently set forth in Section 40 and compatibility of new proposed uses with existing uses.

The proposed maximum height for multi-dwelling units is eight (8) stories. For all other uses 3½ stories is the proposed maximum height.

- B. The Zoning Code Map Amendment is to designate a Transitional Development Zone. The proposed 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.

A map depicting the proposal has been filed in the Office of the Town Clerk

- C. Application to use building located at the corner of Silver and East Main Streets for a Medical Supply Center (former Wrubel's Drug Store) TD Zone.
Applicant: Angelo Wm. Ranno. Owner: Joseph Biega, Sr.

Any and all persons interested may appear and be heard.

CHM. SHAW

As with the first item we had on our public hearing tonight, I'll ask that Mr. Reif describe briefly this concept and the area which is being suggested for this change and then we'll move on to the public hearing portion.

MR. REIF

Basically, Middletown is obviously over 200 years old and a lot of it was already built when - before zoning came into effect in 1931. So, a lot of it cannot be completely controlled by contemporary zoning techniques. This is an effort by creating this zone to give the Planning Commission greater flexibility, and I think that's the key word, in making decisions about how certain parts of the town ^{that} had been developed over a long - for many years can be re-used. The area has already been described that's proposed as the first Transitional Development zone. Here again, we made sort of a land use study and we depict on a map in various colors how the various parcels of land are being used. We find some of them are residential - some of them are industrial - some of them are commercial in the sense that there's retail stores - some of them are institutional in the sense that there are churches or, in one case there's a children's court facility. The area not only combines a lot of mixed used but it has some I-1 industrial zones, some R-1 residential zones, some R-3 residential zone, and some B-2 zones. It's just such a mixture, none of the basic requirements outlined for any of those zones individually seems to cover any of it so it seems that a new effort should be made and the new effort is the Transitional Development to reflect in terms of name and control the fact that things are there now and other things are coming which may make this specific area change rapidly in the immediate future. Two things that are going to make this particular geographical area potentially different is 1. the fact that the new post office is going to be located in it and 2. the fact that DeKoven Drive is going to be straightened and extended directly to adjoin with East Main Street as part of the redevelopment project.

CHM. SHAW.

Thank you, George. Are there any comments from members of the Commission or questions about this?

COMM. BENGTON

Actually there would be no permitted uses as a matter of right - every time you have a new use you have to come down and get a special exception?

COMM. PASSANESI

What made you stop at three and a half stories, George?

MR. REIF

Well, that's the -

CHM. SHAW

The question was - why the choice of heights of buildings. It might be interesting to develop on that a little bit.

MR. REIF

unit
OK. A multiple family dwelling could go up to eight stories and the idea is where there are other uses to keep them no more than three and a half - the thought being that this would be basically low-rise part of town retaining the higher - developing higher buildings for the central business district

again reflecting that attitude that this is a back-up area for the central business district.

CHM. SHAW

Any other questions? It is true now that we are requested several times each year to look at a piece of property within that area you're talking about tonight at least and it always takes some exceptional type of action on the part of the Commission to come up with what appears to be an appropriate solution. This ought to be one way for the Commission to more readily come up with solutions when they are requested and required. I will now turn the meeting to the public. I will ask as I did in the last section that anyone who wishes to speak in favor of this proposal come forward first, identify yourself by name and address, and state your position and then we'll go to those who are opposed. Is there anyone first who is in favor of this proposition? Any- one at all?

MR. ANGELO WILLIAM RANNO

My name is Angelo William Ranno, resident address is 299 Fowler Ave. I wish to approach the Commission on establishing a retail medical supply business on the corner of Silver and East Main St. The establishment is for, as I say, retail medical-surgical supplies. It would be for the laity public. The building is convenient for me for the access of the invalid or the convalescent person to get to because of being floor level. You might say they just can walk in or wheel in - whatever may be the case. I wish to submit - if you would like to look at the plans of the area for those that don't know it. Even though you did not request them as yet - to show you what the area looks like, and the feasibility of it for the medically ill. What more I can say to you, I don't know. I have been here before. I am just trying to establish this business for the past month. It's still before the Commission. My final request from the Commission is I would like to have some answer from the Commission if I may - requested from them on a voting this evening so that I can inform my manufacturers of delivery date.

CHM. SHAW

Thank you very much. Are there any questions of Mr. Ranno?

COMM. AUGUSTINE

What types of medical-surgical supplies are you considering?

MR. RANNO

It will basically be from the beginning a convalescent aid such as hospital beds, walkers, wheelchairs, crutches and et cetera. Surgical appliances such as back supports and so on. Medical devices such as catheters, colostomies, anything to do with cancerous patients, heart patients. The manufacturers availability even though the merchandise might not be stocked in the place at the time of request. Time delivery is anywhere from two to three days. It would take a year to stock -

COMM. AUGUSTINE

Will you use the whole building - upstairs and down?

MR. RANNO

I would be hopefully, just the first floor area and the expansion

CHM. SHAW

Any other questions? Thank you very much. Is there anyone else who wishes to speak in favor of this proposal?

MR. JOE BIEGA

Mr. Chairman, members - I'm Joe Biega, 3 Silver St., Biega Funeral Home. I have the building across. I own the property. I bought it oh - approximately three years ago. I probably could have maintained the commercial status of the building by renting it to businesses. I didn't think it would have been complemented and I lost that status of commercial use. It's been a drug store for roughly 50 some odd years and I think what Bill Ranno is wishing is something, I think, that won't be too bad for the City of Middletown or the area. I have other pieces of property around there too. These too (maybe two) I hope some day to be before you and if it's something that's going to be good for Middletown and good for the area, I'll be back too. Are there any questions?

CHM. SHAW

I guess not. Thank you very much. Is there anyone else who wishes to speak?

MR. JOE BIEGA, JR.

Joe Biega, Jr., member of Biega Funeral Home, Inc. As you know, you have been approached previous times for changes of buildings and locations here. I know of one on Elm St. that you were requested to change last year, and I imagine Eddie Shilke has been here - will be here to have it changed - his zoning down there too. He has a commercial piece, I thought - residential piece they'd like to change over to a business. So - it would facilitate matters for the area and for some of the residents to know where they stand in the ability to put businesses or different things into their locations. Thank you gentlemen.

CHM. SHAW

Thank you. Is there anyone else who wishes to speak in favor of this proposal? Anyone at all? Is there anyone who wishes to speak in opposition to this proposal? Anyone? No one else wishing to speak at all on this proposition? Then I declare the public hearing portion of our meeting closed. I, thank you for your attention.

Respectfully submitted,

Eileen Rogers
Eileen Rogers
Transcribing Secretary

Ralph H. Shaw, II, Chairman
Planning & Zoning Commission