

Edward J. Kalita, Chm.; Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Sec'y.; Dr. Christie McLeod; Paul P. Parisi; Seb J. Passanesi; George L. Augustine; Robert F. Chamberlain; Thomas E. Lineberry; Mayor Anthony Marino

COMMISSION MEMBERS
PRESENT

Alternate Conrad J. Tyaack

MEMBER ABSENT

George A. Reif, Director; Althea C. Rinaldi, Sec'y.

STAFF

Kim Smith, reporter, Middletown Press

OTHER

Comm. Parisi asked that the surrounding area on Washington St. which is now included in a proposed zone change from R-1 to R-4 be studied and to see if it were feasible to be changed. Comm. Lineberry requested that the State Dept. of Transportation be contacted to see if there were any projected plans for that particular area. After a discussion, Comms. Parisi and Lineberry made a motion and second that a study be made of the expanding Washington Street area.

DISCUSSION

Comms. Passanesi excused himself from participating on the foregoing item and Comms. Lineberry served in his place.

ACTING MEMBER:
HOUSING FOR ELDERLY
BUTTERNUT ST.
SPECIAL EXCEPTION-
TABLED

Atty. Cartelli, representing Vittorio and Benito Scioni for the Special Exception on Housing for the Elderly, submitted a revised site plan. After a discussion, Comms. Parisi made a motion with five conditions. 1) Location of emergency fire alarm system be included on site plan; 2) Site plan be submitted to Dept. of Public Works, subject to drainage; 3) Paving of accessory roads to service roads and service drive; 4) Site Plan and design to be seen after HUD approves financing; 5) The Special Exception application will be cancelled if HUD does not approve. Comms. Lowry second the motion. Yes votes were Comms. Parisi, Lowry, and Kalita. No votes were Comms. Shaw, McLeod, and Giuffrida. Comms. Lineberry abstained from voting. Vote count 3-3-1 insufficient vote to carry.

After a lengthy discussion on motion and second by Comms. Lowry and Parisi, the application be tabled. Vote was unanimous.

Special Exception application for Wendy's Old Fashion Hamburger drive-up facility to be located on Washington Street revised site plan had not been received and continued to be tabled on motion and second by Comms. Shaw and Lowry. Vote was unanimous.

WENDY'S OLD FASHION
HAMBURGER-WASHINGTON ST.-SPECIAL
EXCEPTION TABLED

Comm. Passanesi returned to participate

Director George Reif reported that there was nothing to report on the Racetrack Review Status. The status remains the same as it was at the last meeting May 25, 1977. Mayor Marino reported that Atty. Keith and others would be meeting in his office Friday, June 10th at 2:00 P.M.

SAWMILL BROOK RACE-
TRACK STATUS

Approved an additional 1 lot subdivision for M. Leonard, George Street, on motion and second by Comms. Shaw and Giuffrida. Vote was unanimous.

APP'D. ONE LOT FOR
M. LEONARD-GEORGE
ST.-ADDITIONAL SUB.

JUNE 8, 1977

Dir. Reif reported that Midstate Regional Planning Agency Transportation Improvement Program have deleted Vine-Pine Streets connector and Congdon Street Link, from their project. River Road, West Silver Street, and East Main Street have been moved up into a higher priority.

MIDSTATE REGIONAL AGENCY T.I.P. DELETION

An Inter-Agency Application signed by agents Robert Palmer, Atty., and George Loewenthal for the Gustav Loewenthal Lumber Co, located on Berlin Street and Liberty Street was discussed. The question raised by the applicants could the land-use still continue as a non-conforming use, which is now located in the R-3 Zone. An inventory attached to the application listed the uses. After a discussion the Commissioners felt that the listings were too broad to make a response.

INTER-AGENCY APPLICATION SUBMITTED FOR QUESTIONING LOEWENTHAL LUMBER CO. INC.

REPORTS:

Comm Lowry: An invitation by the Redevelopment to Commission members to attend the ground breaking for Pelton's Drug Store, on Wednesday, June 14, 1977.

REPORTS BY COMMISSION MEMBERS

Comm. Chamberlain: Verified report on the Midstate Regional Agency T.I.P. Deletion.

Comm. Shaw: Inland-Wetlands---No report

Comm. Augustine: Citizen's Advisory Committee---No report

Comm. Shaw reported that he had visited the I-91 Industrial Park and was disappointed on the upkeep of that particular area. Grass and weeds have been allowed to grow, especially properties of the Bailey's Express, Detroit Diesel and Hershey's Creamery.

Chairman Kalita, announced that the Common Council designated the Planning and Zoning Commission as Review and Advisory Agency on Historic Preservation.

P & Z APPOINTMENT REVIEW & ADVISORY AGENCY ON HISTORIC PRESERVATION

Adjournment at 9:55 P.M.

ADJOURNMENT

Respectfully submitted,

Cos Giuffrida, Secretary
Planning and Zoning Commission

Accepted at the meeting of _____