

Chm. Steven J. Leinwand, Vice-Chm. Stephen T. Gionfriddo, Sec'y Cos Giuffrida, Comm. Louis A. Carta, Comm. Emanuel A. Pattavina, Comm. Rose Sbalcio, Alternates: Comm. Sebastian J. Garafalo, Comm. Paul H. Bixby	COMMISSION MEMBERS PRESENT
Mayor Michael J. Cubeta, Jr., Ex-Officio, Dir. Sal Fazzino, Ex-Officio, Comm. Seb J. Passanesi, Alternate Comm. Vincent J. Loffredo	ABSENT MEMBERS
Comm. Sebastian J. Garafalo acted for absent Comm. Seb J. Passanesi	ACTING MEMBER
Dir. George A. Reif, Althea Rinaldi, Hope P. Kasper	STAFF
Lucas Held, Reporter, Middletown Press and 5 members of the audience	OTHERS
The Commission acknowledged receipt of the May 25, 1983 Public Hearing transcript. Also on motion by Comms. Giuffrida and Gionfriddo, a portion of the May 25, 1983 minutes in regard to a resolution concerning Veterans Memorial Park was approved. Vote was unanimous.	APPROVED PORTION OF 5/25/83 MINUTES VETS PARK
On motion and second by Comm. Garafalo and Comm. Pattavina, the Commission denied a proposal for a Zoning text change to permit drive-up service windows for fast food restaurants in the B-2 zones. The Commission felt this type of service would cause unnecessary traffic congestion, air pol- lution, and greater potential for debris to be scattered in the vicinity and elsewhere. Applicant/agent were DaSilva Associates Management Corp./ Philip F. Karpel, Atty. Vote was unanimous.	DENIED ZONING TEXT AMENDMENT DRIVE-UP SERVICE WINDOWS B-2 ZONES DA SILVA ASSOC. Z83-4
The Commission acknowledged withdrawal of a special exception to permit a drive-up service window at the proposed Burger King Restaurant. Ap- plicant/agent DaSilva Associates Management Corp./Philip F. Karpel, Atty.	ACKNOWLEDGED WITH- DRAWAL DRIVE-UP WINDOW BURGER KING S83-2
The Commission reapproved a 7 lot subdivision located on East Ridge Road for Thaddeus P. Bysiewicz on motion and second by Comms. Gionfriddo and Carta. Vote was unanimous. The reapproval was granted because the first approval did not appear in the advertised Notice of Decision within the required time limitation. During the discussion, Dir. Reif called the Commission's attention to the fact the Water and Sewer Department has submitted a letter in regard to the a boundary dispute between the City of Middletown and lot number 6 of the subdivision. The Commission ex- pects the dispute to be resolved at the staff level and that if the re- solution results in any changes that the subdivision would come back to the Commission for approval.	REAPPROVED 7 LOT SUBDIVISION T. BYSIEWICZ EAST RIDGE RD. S83-2
On motion and second by Comms. Giuffrida and Pattavina, the Commission approved a special exception for a home occupation certificate in the name of Gary Wolfe, 350 Chauncey Road. Dir. Reif advised the proponent stated this occupation did not require a Conn. State license from the Dept. of Motor Vehicles. An amended motion was made by Comms. Giuffrida and Pattavina to include a provisio that the approval becomes invalid if a Conn. State license from the Dept. of Motor Vehicles is required. Yes votes were Comm. Leinwand, Gionfriddo, Giuffrida, Sbalcio, and Garafalo. No vote was Comm. Carta.	APPROVED S.E. HOME OCCUPATION GARY WOLFE 350 CHAUNCEY RD. SE83-6
Dir. Reif requested an interpretation of the Zoning Code as it applies to liquor permits in the Riverfront Recreational zone from the Commission. Procedures for applying for a liquor permit were discussed at length. On motion and second by Comms. Garafalo and Pattavina, the Commission inter- preted application for a nightclub liquor permit in the RF zone located at Waters Ave. (Harbor Dr.), Middletown as not a permitted use. Vote was unan- imous. The Commission also requested Director Reif to send a letter to	REJECTED NIGHT- CLUB LIQUOR PERMIT HARBOR FRONT RESTAURANT

the State of Connecticut, Department of Liquor Control, advising not to approve a nightclub permit for the proponent, Harbor Front, permittee, Barbara R. Gribauskas.

The Commission scheduled a Public Hearing on July 13, 1983 for a proposed amendment to the Zoning Map to change from R-1 to B-2 or R-4 zone, on the north side of Washington Street (abutting Thrall property) consisting of 4.87 acres. Applicant Mario DeMelis.

SCHEDULED P.H.
7/13/83
ZONING MAP AMEND-
MENT WASHINGTON
ST. M. DEMELIS
DEAD END STREET
LENGTHS
POPULATION
ESTIMATES
GOALS FOR FUTURE

The Commission discussed Planning with respect to street lengths (dead ends). The Commission reviewed information submitted by Dir. Reif and requested additional information regarding larger turn around options and alternatives to cul-de-sacs. They also reviewed population estimates. To stimulate discussion, Dir. Reif submitted goals for future planning. They accepted the general nature of the proposed goals and recommended the following items be included: Better access to Industrial Parks, Widen Route 66, Street improvement program, Social needs of the Community, Additional categories for Residential Use, Higher grade sidewalks, Interior lots. They also requested included with these goals a paragraph stating, no goal takes precedence or priority over another goal. Each has equal value. Dir. Reif also suggested amending the north end of the Central Business zone to Transitional Development and creating a special exception for liquor permits and special exception for billboards. Discussion will continue at subsequent meetings.

Comm. Gionfriddo requested further information pertaining to the Highland Historic District.

No Reports

REPORTS

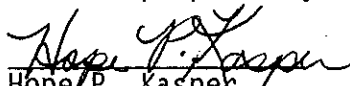
Adjournment 9:00 P.M.

ADJOURNMENT

Approved at the Meeting of _____

Cos Giuffrida, Secretary
PLANNING AND ZONING COMMISSION

Minutes prepared by,


Hope P. Kasper