

Ralph H. Shaw, II, Chm.; Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Secy.; Seb J. Passanesi; Dr. Christie McLeod; Paul P. Parisi; Edward J. Kalita; Mayor Anthony Marino; Alternates: George L. Augustine; Gerald J. Lentini; Thomas E. Lineberry; Conrad J. Tyaack	COMMISSION MEMBERS PRESENT
George A. Reif, Dir.; Catherine V. Raczka, Ass't. Dir.; Althea C. Rinaldi, Secy.	STAFF
D'Vera Cohn, reporter, Middletown Press; Gerald Daley, Administrative Assistant; and approximately 70 members of the public-at-large	OTHERS
Approved minutes of April 28, 1976, on motion and second by Comms. Lowry and Kalita. Vote was unanimous.	APP'D. MINUTES APRIL 28, 1976
Accepted withdrawal of the application to modify (without prejudice) the North Hills, PRD. Proponent Siebury Industries, Inc., Danbury, Conn., on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous.	ACCEPTED WITHDRAWAL-NORTH HILLS PRD III
A presentation and display of maps was made by Ass't. Dir. Raczka. Following a lengthy discussion the Land-Use Component of the Plan Of Development was adopted with an effective date of July 1, 1976, with the change to industrial on Newfield Street instead of neighborhood services and on Saybrook Rd. to neighborhood services instead of general commercial, on motion and second by Comms. Lowry and Parisi. Vote was unanimous. Comm. Augustine served in Comm. Giuffrida's place who had left the meeting.	APP'D. LAND-USE COMPONENT OF THE PLAN OF DEVELOPMENT
Reapproved subdivision of property owned by Samuel B. and Lydia T.A. Child, located off Country Club Rd. with minor modifications to Lot F and Lot G, on motion and second by Comms. Augustine and Parisi. Vote was unanimous.	REAPPROVED SUB. LOT B AND LOT C COUNTRY CLUB RD S.B. & T.A. CHI
Gave an affirmative response to A-95 Review Application from Mid-state Regional Planning Office for Federal Assistance to Middletown under the Housing and Community Development Act of 1974, on motion and second by Comms. Parisi and Passanesi. Vote was unanimous.	AFFIRMATIVE RESPONSE -A-95 FED. ASSISTANCE
Dir. Reif notified the Comm. that there was a notice received from Northeast Utilities regarding a public hearing about the power lines at Middletown's southern boundary.	
The Commission members were notified by Chm. Shaw, that a public hearing Re; the Sawmill Race Track Application to D.E.P. will be held in the Council Chamber, June 18, 1976.	
Gave an affirmative report, in accordance with G.S. 8-24 requirements, concerning the purchase of State land adjacent to Rt. 9 and Sand Hill Road, immediately north of Sand Hill turn-around, on motion and second by Comms. Kalita and Parisi. Vote was unanimous.	AFFIRMATIVE REPORT 8-24 G.S. PURCHASE OF STATE LAND RT 9-SAND HILL RD.
Gave a negative report, in accordance with G.S. 8-24 requirements, concerning the sale of City owned land at 465 S. Main St., adjacent to Pameacha Pond on motion and second by Comm. Lowry and Parisi.	NEGATIVE REPORT G.S. 8-24 SALE OF CITY OWNED LAND-465 S. MAIN ST.

Vote was unanimous. The sale would be in conflict with the Plan of Development.

AFFIRMATIVE LEASING OF CITY OWNED PROPERTY

However, an affirmative report to continue leasing this City owned land was given on motion and second by Comms. Kalita and Passanesi. Vote was unanimous.

Tabled to June 23rd, review of the D.O.T. plan for replacement of the Coginchaug River Bridge and approaches (Rt. 66) on motion and second by Comms. Kalita and Parisi. Vote was unanimous.

TABLED D.O.T. REVIEW-COGINCHAUG BRIDGE, E

Dir. Reif, distributed maps showing fire districts with a recommendation that any new zones created by P & Z Comm. be assigned an appropriate Fire District category by the Common Council.

DISTRIBUTION OF MAPS-FIRE DISTRICTS

Gave an affirmative report, in accordance with G.S. 8-24 requirements, for the City to acquire land for implementing the redesign of the old Bunce's parking lot, on motion and second by Comms. Lowry and Parisi. Vote was unanimous.

AFFIRMATIVE G.S. 8-24-BUNCE'S PARKING LOT

Waived the usual procedure of two week delay before taking action on items appearing on the public hearing for the Farmers & Mechanics Bank, on motion and second by Comms. Augustine and Parisi. Vote was unanimous.

WAIVER OR PROCEDURE-FARMERS MECHANICS BANK

Approved application for Special Exception by Farmers & Mechanics Bank to permit construction of a branch bank primarily designed as a drive-up facility at the southeast corner of West Silver St. and Main St. Ext., T.D. Zone, on motion and second by Comms. Augustine and McLeod. Vote was unanimous. Comms. Passanesi disqualified himself from participating and Comm Lineberry sat in his place. Chm. Shaw disqualified himself from participating and Comm. Lentini sat in his place. Vice-Chm. Lowry served Lowry served in his place.

APPROVED SPECIAL EXCEPTION-FARMERS & MECHANICS BANK

Chm. Shaw announced he would be away for the June 23rd meeting.

Chm. Shaw, stated he and Dir. Reif, representing the Commission, attended Court May 28, 1976, together with City Atty. O'Neill, Re: ARC, Westlake, PRD, II and Highland Assoc. Atty. Gøener represented the Highland Assoc. and Atty. Karpel and Atty. Dzialo, represented ARC. One topic of discussion was that the Commission agree to withdraw the map that was accepted March 10, 1976. Later ARC was reported by City Atty. O'Neill as not willing to accept any compromise. The assumption is that the case will be continued at a later date.

Adjournment 11:15 P.M.

Respectfully submitted

Cos Giuffrida, Secretary
Planning and Zoning Commission