

Eric G. Lowry, Vice-Chm.; Comms. Walter J. Dreaher; Stephen T. Gionfriddo; Rose Sbalcio; Alternates: George L. Augustine; Mary C. Woods; Louis Carta COMMISSION MEMBERS PRESENT

Mayor Michael J. Cubeta, Jr.; Comms. Paul P. Parisi; Cos Giuffrida; Seb J. Passanesi(left at 10:00 P.M. during the public hearing);Comm. Anthony Gaunichaux MEMBERS ABSENT

Vice-Chm. Eric G. Lowry acted as Chairman in the absence of Chm. Paul P. Parisi. Comm. Stephen T. Gionfriddo was appointed as Acting Secretary in the absence of Secretary Cos Giuffrida. Comm. Woods acted for absent Comm. Parisi. Comm. Augustine acted for absent Comm. Giuffrida and Comm. Carta acted for absent Comm. Passanesi. ACTING MEMBERS

George A. Reif, Director; Althea Rinaldi; Mary Lee Dorflinger STAFF

Jan Frazier, Reporter, Middletown Press; Jeff Kotkin, Reporter, Hartford Courant; approx. 86 persons in the audience. OTHERS

A public hearing was held prior to this meeting. There is a separate transcript of the public hearing. P.H. PRIOR TO MEETING

Approved minutes of May 27, 1981, on motion and second by Comms. Gionfriddo and Woods. Vote was unanimous. APPROVED 5/27/81 MINUTES

Approved transcript of April 8, 1981, on motion and second by Comms. Dreaher and Sbalcio. Vote was unanimous. APPROVED 4/8/81 TRANSCRIPT

Adopted proposed amendment to the Zoning Code to add and clarify uses permitted in the Interstate Trade Zone as well as accessory and temporary uses permitted in all zones, on motion and second by Comms. Gionfriddo and Woods. Vote was unanimous. ADOPTED AMEND. TO ZONING CODE RE: USES IN IT ZONE

Tabled proposed amendment to Zoning Code for off street parking requirements for warehouses (now part of Item 40.04.11) from current requirements of one (1) space per 500 square feet to one (1) space per 1,000 square feet of gross building area as Item 40.04.18, on motion and second by Comms. Dreaher and Gionfriddo. Vote was unanimous. TABLED PROPOSED AMEND. TO ZONING CODE RE: OFF STREET PARKING REQUIREMENTS FOR WAREHOUSES

Continued to be tabled, proposed amendment to the Zoning Code to change lot area and width requirements in the Zoning Code Section 21 where public sewer is not available (a) Delete reduction of minimum lot width (frontage on street) and area to 100 feet and 20,000 sq. ft. if only City water, but not sewer, is available. (b) Add to requirement for, "other permitted uses" public sewer and water to qualify for minimum lot width of 100 ft. and area of 20,000 sq. ft. And further to set requirement of 200 ft. of lot width and 40,000 sq. ft. of lot area if public sewer is not available. TABLED PROPOSED AMEND. TO ZONING CODE RE: AREA REQUIREMENTS FOR LOTS SECTION 21

Scheduled for public hearing of July 8, 1981, proposed subdivision known as Royal Oak Park II (70 lots) to be located on Route 17, Middletown/Durham town line. The developer is PHS Development Corp. Applicant/Agent Attorney A. Thomas White. P.H. 7/8/81 PROPOSED SUBDIV. ROYAL OAK PARK II-ROUTE 17 M'TOWN/DURHAM LINE-70 LOTS

Continue to June 24, 1981, the public hearing for the proposed Special Exception to alter building to multi-family dwelling in the B-3 Zone, at 64-70 Washington Street (V.F.W. Building) for Applicant/Agent H. Peter Blum, Attorney. CONTINUE TO 6/24/81 PROPOSED S.E. V.F.W. BLDG.

NO REPORTS.

Adjournment at 11:15 P.M.

Approved at meeting of

Stephen T. Gionfriddo, Acting Secretary
Planning and Zoning Commission

REPORTS
ADJOURNMENT