

Ralph H. Shaw, Chm.; Robert F. Chamberlain, Vice-Chm.;
David B. Mylchreest, Sec'y.; Seb J. Passanesi; Eric
Lowry; Frederick Congdon, Alt.; George L. Augustine,
Alt.; Gerald J. Lentini, Alt.

COMMISSION
MEMBERS PRESENT

George A. Reif, Dir.; Catherine V. Raczka, Ass't. Dir.;
Althea Rinaldi

STAFF

Phillip Bauer, Eng., Public Works Dent.; Gus Franzoni
and Alex Rosenberg, North Hills Assoc.; William M. Kuehn,
Middletown Develop. Committee; Sherman Beinhorn, reporter,
Middletown Press; Jerry Brophy, ARC.

OTHERS

Comm. Mylchreest, liaison rep. to Redevelopment Agency,
reported on the Interim Traffic Plan. There will be no
change in traffic flow on the main thoroughfare. Charts
on the Volume/Capacity Comparison was shown. The proposed
alignment of the extension of DeKoven Drive in the re-
development project area as shown by A.M. Davis, architect,
dated May 29, 1973 was presented.

REDEVELOPMENT
AGENCY INTERIM
TRAFFIC PLAN

Chm. Shaw and Comms. Mylchreest, and Passanesi disqualified
themselves from voting and Comm. Chamberlain acted as
Chairman, approved on motion and second by Comms. Lowry and
Lentini. Votes were unanimous. Comm. Congdon rep.
Mylchreest and Comm. Lentini rep. Passanesi.

Approved with recommendations that the right-of-way for
College Street, from DeKoven Drive to Broad, be 80 feet for
possible future widening of the travel way. No further
comments were presented at this time in reference to parking
proposals, on motion and second by Comms. Lowry and Mylchreest.
Votes were unanimous.

Gus Franzoni, rep. North Hills Associates, presented a draw-
ing showing the PRD which is to be done in phases. There
will be 152 townhouse dwellings, 98 with 3 bedrooms, 54
with 2 bedrooms with the price range of approx. \$28,000 to
\$32,000. Cynthia Road will be maintained by the City and the
other roads to be maintained by the home owners association.
Approval for starting construction of the continuation of
Cynthia Lane to the New High School and the building of
cluster model homes given on motion and second by Comms.
Mylchreest and Lowry. Comm. Passanesi was in opposition.

NORTH HILLS ASSOC

Housing for the proposed Westlake PRD, Project 6, as
submitted by Jerry Brophy of ARC, would be 3 stories high
with 1 bedroom units. 200 units will be on 11 acres of
land with the price range from \$160 to \$200 per month.
No further discussion took place and was tabled.

WESTLAKE PRD
PROJECT 6

The Commission responded favorably for the changes in
the Fire Districts which will be going to a public
hearing on June 20, 1973, on motion and second by Comms.
Chamberlain and Passanesi. Votes were unanimous.

FIRE DISTRICTS
CHANGES

Approved on receipt of an affirmative report from the proper agencies, site plan for an addition to the Middletown Bible Church, located on Newfield Street, on motion and second by Comms. Chamberlain and Passanesi. Votes were unanimous.

MIDDLETOWN BIBLE
CHURCH-NEWFIELD S
APPROVED

Final approval for Yellow-Birch Mini-neighborhood in Wesleyan Hills, PRD. I, for Hill Development, on motion and second by Comms. Mylchreest and Chamberlain, votes were unanimous.

YELLOW-BIRCH MINI
NEIGHBORHOOD APP
WESLEYAN HILLS

Approved on proper submission of site plan was a two lot subdivision for the White Oak, Wesleyan Hills area for Hill Development, bordering Daniel Street & Long Hill Road, on motion and second by Comms. Chamberlain and Passanesi. Votes were unanimous.

WHITE OAK SUBDIV.
WESLEYAN HILLS
APPROVED

Approved site plan application for an addition to the Genuine Parts Co., on Newfield Street, on motion and second by Comms. Mylchreest and Passanesi. Votes were unanimous.

GENUINE PARTS CO.
ADDITION-APPROVED
NEWFIELD STREET

Approved site plan application for Laurel Grove Swimming and Tennis Club, off Daniels Street and Laurel Grove Road., for the reconstruction of a Kiddie Pool and installing fencing, on motion and second by Comms. Mylchreest and Chamberlain. Votes were unanimous.

LAUREL GROVE SWIM
MING & TENNIS CLU
KIDDIE POOL-DANIE
ST.&LAUREL GROVE

Approved site plan application for the Interstate United Corp., for a proposed warehouse, commissary, and office building, located in the I-91 industrial area, on motion and second by Comms. Passanesi and Lowry. Votes were unanimous.

INTERSTATE UNITED
CORP. I-91 INDUST
AL AREA-APPROVED

A request by Fabian Associates to install on top of their building a sign to advertise "Real Estate", located at 698 Washington Street was tabled for further investigation and discussion, on motion and second by Comms. Mylchreest and Passanesi. Votes were unanimous.

FABIAN ASSOCIATES
SIGN-698 WASHINGT
STREET-TABLED

Accepted voluntary withdrawal of an application for proposed resubdivision of Wild Apple Farm, located off East Street, owner ARC, on motion and second by Comms. Chamberlain and Mylchreest. Votes were unanimous.

WILD APPLE FARM
VOLUNTARY WITH-
DRAWAL

Adopted some parts of proposed text amendment to Zoning Code for an increase in flexibility of land-use introduced at a Public Hearing 4/11/73. Specifically: (a) office buildings including general and professional tenants shall be a permitted use in I-1 and I-2 Zones; (b) automobile, truck, trailer, farm implements and similar automotive equipment sales, new and used may be a permitted use in I-2 Zones if granted a Special Exception when proposed site has 200 feet of frontage of a State Highway and is one acre or more in area. Effective date of amendment established as 7/2/73, on motion and second by Comms. Mylchreest and Chamberlain. Votes were unanimous.

TEXT AMENDMENT TO
ZONING CODE

Approved minutes of Reg. Mtng. of May 23, 1973, as submitted, on motion and second by Comms. Passanesi and Chamberlain. Votes were unanimous.

MINUTES OF REG.
MTNG. 5/23/73
APPROVED

Approved for Charles McInerney of Middle Street, the removal of a house from east side to the west side of the street, request is located in the I-2 Zone, on motion and second by Comms. Chamberlain and Lowry. Votes were unanimous.

CHARLES MCINERNEY
MIDDLE STREET
HOUSE REMOVAL
APPROVED

Approved resolution with stipulations for the Feldspar Corp., located on River Road, in accordance with the Natural Extraction Regulations and Plans; and with the Conservation Service, on motion and second by Comms. Lowry and Chamberlain. Votes were unanimous.

RESOLUTION FOR
FELDSPAR CORP.
RIVER ROAD-APPROV

Final approval for 3 lots, Section 1, "Squires Glen" off Margarite Road, for Mario DeHelis, on motion and second by Comms. Chamberlain and Lowry. Votes were unanimous.

"SQUIRES GLEN"
MARIO DEHELIS-OFF
MARGARITE ROAD
3 LOTS-SECTION 1

ADJOURNMENT

ADJOURNMENT

Respectfully submitted

DAVID B. MYLCHREEST, SECRETARY
COMMISSION ON THE CITY PLAN
AND ZONING