

Chm. Paul P. Parisi; V-Chm. Dr. Eric G. Lowry; Vincent J. Loffredo; Dr. Christie E. McLeod; Ralph Shaw II.

COMMISSION MEMBERS
PRESENT

Daniel Z. Shapiro; Robert F. Chamberlain.

ALTERNATE MEMBERS
PRESENT

Cos Giuffrida, Secretary; Seb. J. Passanesi; Mayor Marino.

COMMISSION MEMBERS
ABSENT

George L. Augustine; Conrad J. Tyaack.

ALTERNATE MEMBERS
ABSENT

Alternate Daniel Shapiro acted for Comm. Passanesi;
Alternate Chamberlain acted for Comm. Giuffrida;
Comm. Dr. Christie E. McLeod was acting Secretary.

ACTING MEMBERS

George A. Reif, Director; Althea Rinaldi, Secretary;
Florence Pelc, Transcribing Secretary.

STAFF

Jeff Kotkin, reporter, Middletown Press; and approximately
12 members of the audience at large.

OTHERS

Chairman Parisi called the meeting to order at 7:30 and
made the necessary appointed alternates.

MEETING CALLED TO
ORDER AT 7:30 P.M.

CHAIRMAN PARISI:

The first item on the agenda is the public hearing and I will ask the acting secretary
to read the legal notice.

ACTING SECRETARY MCLEOD:

THE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING JUNE 13, 1979, STARTING AT
7:30 P.M. IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNEC-
TICUT, to consider the following:

- ITEM 1. Proposed Amendment to the Zoning Code, Section 16, Add: Item 16.03.12.
CHILD CARE FACILITIES
Care, supervision, and guidance of five (5) or more children unaccompanied
by a parent or guardian, for periods of less than twenty-four (24) hours per day.
2. Proposed Amendment to the Zoning Code, Section 40, Add: Item 40.04.24
CHILD CARE FACILITIES
One (1) space for each two (2) staff (including teachers, administrators,
and voluntary aides) plus one (1) space for each eight (8) enrollees of
licensed capacity.
3. Proposed Amendment to the Zoning Code, Section 44, Add: Item 44.08.02E
There shall be buffering between outdoor play areas and parking/adjacent to indus-
trial or commercial uses.
4. Proposed Amendment to the Zoning Code, Section 61, Add: Item 61.02.21
CHILD CARE FACILITIES B-3, I-1, I-2, I-3.
- Any and all persons interested may appear and be heard.

CHAIRMAN PARISI:

The notice did appear on June 2, and June 9. There are four specific items on the
agenda but they all do relate specifically to the child care facilities and I think
we will do all four at once. Unless any one on the commission has any objections.

This was a proposal that was put together by this Commission, so George why don't you bring us up to date.

DIRECTOR REIF:

Well the reason we are or you are proposing this is that we don't currently have the definition of the Child Care Facilities and obviously Child Care Facilities are becoming a way of life in most communities, including Middletown. So it seems appropriate to make a specific provision in the Code. We also in our off street parking requirements do not have a specific requirement. We do have in our studies of the existing day care centers..... both the ones the commission has dealt with and others have been able to discover the number of parking spaces that have been provided and the requirement or proposal that is before you wouldn't have been met by all of the day care centers that have been brought to existence in Middletown. Our selection or our proposed selection of parking facilities seems appropriate. There have been no responsesno interest shown what so ever....so far we haven't had any negative reaction. Probably the most significant from a land use point of view is the potential locations of the day care facilities. Right now they are permitted in the Residential Zones and the proposal here is to permit them in the central business district, which is B-3 and the Industrial Zones which is a departure of our current permitted locations. Day care centers should be where people are working and primarily working in the business zone or the industrial zone. The item about buffering is a little vague, however, we could get lost in making specific decisions about 10 feet or 20 feet or 30 feet. It might be better to leave it vague. So far that's all there is.

CHAIRMAN PARISI:

Are there any questions from the Commission members?

COMM. SHAW:

About the buffering item I do have a problem...my concern is simply that as you get into the more uniquely residential areas then buffering is more required then it would be in another area. That is my only concern right now.

CHAIRMAN PARISI:

I share your concern and I only feel leery about one thing....because if you look at buffering in the B-3 zone then your looking at the central business district. If you put in any kind of a footage requirement

DIRECTOR REIF:

It could be as simple as a fence.

CHAIRMAN PARISI:

Are there any more questions from the Commission? Is there anyone from the public who wishes to speak in favor of this proposal? Is there anyone who wishes to speak in opposition? Is there anyone who just wishes to comment? If not then we will close the public hearing. Thank you.

Florence Pelc,
Transcribing Secretary

Paul P. Parisi, Chairman
Planning and Zoning Commission

