

Eric G. Lowry, Vice-Chm.; Comms. Walter J. Dreaher; Stephen T. Gionfriddo; Rose Sbalcio; Alternates: Comms. George L. Augustine (left at start of Item 6.1, Pratt/Whitney presentation); Louis Carta; Mary C. Woods	COMMISSION MEMBERS PRESENT
Mayor Michael J. Cubeta, Jr.; Comms. Paul P. Parisi; Cos Giuffrida; Seb J. Passanesi; Alternate: 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. Augustine acted for absent Comm. Parisi. Comm. Carta acted for absent Comm. Giuffrida and Comm. Woods acted for absent Comm. Passanesi.	ACTING MEMBERS
George A. Reif, Director; Althea Rinaldi; Mary Lee Dorflinger	STAFF
Robert Frank, Zoning Enforcement Officer; Jan Frazier, Reporter, Middletown Press; Jeff Kotkin, Reporter, Hartford Courant; approx. 53 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 June 10, 1981, on motion and second by Comms. Dreaher and Sbalcio. Vote was unanimous.	APPROVED 6/10/81 MINUTES
Approved transcript of March 11, 1981, on motion and second by Comms. Dreaher and Gionfriddo. Vote was unanimous.	APPROVED 3/11/81 TRANSCRIPT
Denied 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. The Commission felt that it would not benefit the community by changing the regulations, on motion and second by Comms. Dreaher and Sbalcio. The vote was 5 to 1. Yes votes to deny were by Comms. Dreaher, Lowry, Sbalcio, Carta and Woods. The no vote was Comm. Gionfriddo.	DENIED 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
Accepted withdrawal of proposed Special Exception for a multi-family project (18 units) at Washington Street and Boston Road in the R-4 Zone for Applicant/ Agent Dean Phillips Associates for Raymond Dampf, on motion and second by Comms. Gionfriddo and Dreaher. Vote was unanimous.	ACCEPTED WITHDRAWAL S.E. MULTI-FMLY. 18 UNITS- R-4 ZONE-WASH. ST./ BOSTON ROAD
Denied proposed Special Exception for a multi-family project (50 units) on the south side of Washington Street near Boston Road in the R-4 Zone, opposite Old Mill Road for Applicants Calderelli/Interbartolo Associates, as the Commission felt that housing on this particular site weakens the City's position with the State of Connecticut in trying to get the State of Connecticut to fix this road by approving this project due to any more additional traffic, on motion and second by Comms. Gionfriddo and Dreaher.	DENIED S.E. 50 MULTI-FMLY. HOUSING UNITS WASH. ST./ BOSTON RD. R-4 ZONE

A ten minute recess was called to review the material on motion and second by Comms. Augustine and Sbalcio. The vote was 5 to 2. Yes votes to deny were by Comms. Dreaher, Gionfriddo, Sbalcio, Augustine and Woods. The no votes were: Comms. Lowry and Carta.

Adopted proposed amendment to the Zoning Code to change the present definition concerning Item 16.19.15, Swimming Pools deleting the last three (3) words "use for swimming", on motion and second by Comms. Gionfriddo and Woods. Vote was unanimous.

ADOPTED
AMEND. TO ZON.
ITEM 16.19.15
SWIMMING POOLS

Approved Special Exception to permit conversion of two (2) family dwelling to a multi-family dwelling of three (3) units, located at 31 Broad Street in the R-4 Zone, under the condition that required off-street parking for all but two (2) spaces must be provided off-site permanently, on motion and second by Comms. Sbalcio and Gionfriddo. Vote was unanimous.

APPROVED S.E.
MULTI-FAMILY
BROAD ST.
R-4 ZONE
3 UNITS

Scheduled for Public Hearing of July 8, 1981, proposed Special Exception to expand existing landfill to provide for disposal of metal hydroxide sludge and filter cake for United Technologies Corp./Pratt and Whitney Aircraft Group Mfg. Division located off Aircraft Road, in the I-3 Zone for Applicant/Agent A.E. Wegner, Ex. Vice-President. Attorney Robert Wise representing Pratt and Whitney along with Pratt and Whitney officials appeared before the Commission giving an preliminary presentation. Comm. Augustine disqualified himself from participating on this item.

P.H. 7/8/81
S.E.
PRATT & WHITNEY
LAND-FILL

Scheduled for Public Hearing of July 8, 1981, proposed Special Exception for a Home Occupation located at Margarite Road in the R-1 Zone for Applicant/Agent Charles F. Baldwin.

R-1 ZONE
P.H. 7/8/81
PROPOSED S.E.
HOME OCCUP.
MARGARITE RD.

Scheduled for Public Hearing of July 8, 1981, proposed resubdivision of a parcel of land off Millbrook Road to establish a new building lot for Applicant/Agent Kurt Schwarzkopf.

P.H. 7/8/81
OFF MILLBROOK
RD./BUILDING
LOT

Attorney Mark Svonkin appeared before the Commission inquiring about a Corporate Office text change fee. The Commission stated that Mr. Svonkin should follow the normal procedure of filing an Inter-Agency application accompanied by the usual fee for change of zone which is \$50.00.

INQUIRY RE.
FILING FEE
ATTY. SVONKIN

Scheduled for Public Hearing of July 8, 1981, proposed Special Exception to construct a medical office building at the corner of Church and Hubbard Streets in the R-4 Zone. Applicant/Agent Dale A. Rowett, M.D., for RST Associates.

P.H. 7/8/81
PROPOSED S.E.
CORNER OF
CHURCH/HUBBARD
OFFICE BLDG.

Scheduled for Public Hearing of July 8, 1981, proposed resubdivision of a parcel of land at the north west corner of Millbrook and Prout Hill Roads into two (2) building lots. Applicant/Agent William C. Lee, owners Frank J. & Jean M. Kruczynski.

P.H. 7/8/81
PROPOSED RESUB-
DIVISION
MILLBROOK/PROUT
HILL RDS. - 2
BLDG. LOTS

Continued from June 10, 1981, Public Hearing 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). Applicant/Agent H. Peter Blum, Attorney.

CONTINUED FROM
6/10/81 -S.E.
V.F.W. BLDG.
REPORTS

NO REPORTS.

Adjournment at 9:15 P.M.

ADJOURNMENT

Stephen T. Gionfriddo, Acting Secretary
Planning and Zoning Commission

Approved at meeting of

July 8, 1981