

Chm. Stephen T. Gionfriddo, Vice Chm. Cos Giuffrida, Sec'y COMMISSION  
Louis A. Carta, Steven J. Lainwand, Paul P. Parisi, Sebastian MEMBERS  
J. Passanesi (arrived at 7:06 pm), Rose Sbalcio, Alternate PRESENT  
Stephen Gadowski, Alternate Thomas E. Hutton, Jr., Alternate  
William A. Pillarella.

Mayor Sebastian J. Garafalo, Ex-Officio; Director Public Works MEMBERS  
Salvatore Fazzino, Ex-Officio, Alternate Paul H. Bixby, and ABSENT  
Planning Director George Reif.

Alternate Commissioner Gadowski acted for Commissioner ACTING  
Passanesi until his arrival. MEMBERS

Nino Martucci, Planner; Hope Kasper, and Beverly Augustine STAFF

Lucas Held. reporter for the Middletown Press; Gary King, re- OTHERS  
porter for WCNX Radio Station; and approximately 45 members  
of the public.

Chm. Gionfriddo  
I'd like to open the meeting. All the regular members are here with the  
exception of Commissioner Passanesi and in his place we have Commissioner  
Gadowski. Where is our Secretary?

Comm. Sbalcio  
h, he's over there talking with the Attorney...do you want me to read  
this thing?

Chm. Gionfriddo  
Rose, as a temporary acting Secretary, why don't you read the Public  
Hearing notice.

Comm. Sbalcio  
Sure.

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC  
HEARING JUNE 27th, 1984 at 7:00pm IN THE COUNCIL CHAMBER, MUNICIPAL  
BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT TO CONSIDER THE FOL-  
LOWING:

1. The continued proposed zone code text amendment to allow a confer-  
ence center complex in the Interstate Trade zone as a permitted use  
under section 61.01.46. Applicant/Agent The Flatley Company, Attorney  
Michael Dowley.

Chm. Gionfriddo  
OK, this is a , excuse me, a continuation of the Public Hearing of June  
13th, 1984. Attorney Dowley, do you have anything as the proponent you  
would like to offer?

Att'y Dowley  
I don't have anything further to offer in terms of further presentation.  
I have discussed the matter with Ann Loffredo from the Westfield citizens  
group who had requested the continuance of the Public Hearing to ask  
some questions. And she's given me a list of questions that she wanted  
answered tonight. The only other item of information that I have is that  
my clients are meeting tomorrow with Szoski Associates. They're planners  
and developers of hotels on one other project. And if it was possible

Attorney Dowley (continued)

to somehow get a vote tonight they could indeed use that vote to talk to these people tomorrow and get this thing moving. Perhaps I would suggest and just tender it as a suggestion, Miss Loffredo has given to me a list of about five questions and if she would just come up and indicate that that was her desire then we would come up and we would answer the questions for you.

Ann Loffredo

Ann Loffredo, Westfield Residents for Rational Development. This is kind of unusual for us tonight because this will be the first time that we've really had direct contact with the developer. I must say, it has made it a lot easier for us. Some of the questions that we've had might be technical. Others are something that we just don't understand. The Traffic Study is one thing that might...that we need to have explained a little bit better. The other questions I think might help all of you to understand some of the things as well as us. There are just five questions and if I think of any others, I would appreciate the chance of coming up again to ask them. The one other thing that I would like to bring up again is the fact that I was reading over the minutes of the last session and in there there was mentioned that you would keep the Public Hearing open so that we could get information from Midstate Regional Planning on the traffic study. Now, even if you do choose to vote on this tonight, I still wish that you would give this information to Midstate. Only because it would give us a better idea of the traffic pattern and them also for future use.

Chm. Gionfriddo

Being a member of Midstate, I certainly will present it to them. I think in light of what you told me before the meeting about their computer problem, I think it would be unrealistic for us to keep the meeting to await any traffic study that they're doing. But, I still will, despite anything that may happen here this evening, present their package to Midstate. O.K.?

Ann Loffredo

O.K.

Chm. Gionfriddo

Michael, do you want to try to answer any of their five questions or... I'm kind of curious as to what they are now.

Att'y Dowley

I know it. I know I promised you earlier that I had nothing to say tonight, so I brought my mouthpiece with me. With us this evening I introduced last week Mr. James Molloy who is the Project Director here in Middletown from the Flatley Company. And also with us is Mark, if you could stand up, Mr. Mark Donovan, who is the Director of Planning and Development for the Flatley Company. And I have Mr. Rodgers here from Stroch Engineers. And, of course, Attorney Becker. The first question that Ann gave to us and said that she would like an explanation on is a clear explanation of the traffic study in layman's terms. Do you want the large chart? She wants to know an explanation in relation to the traffic study. Was it compiled on the basis of a fifteen acre use or the use of the whole parcel?

James Molloy  
OK, you got it.

Att'y Dowley  
Do you want to take this?

James Molloy  
We had this chart. I think I (inaudible). Again, my name is Jim Molloy I'm a Project Director for the Flatley Company and when we began attending to the project through contact with Storch Engineering and asked them to determine for us what the difference would be for a hotel developer on the site (inaudible). As it came out, we determined that we would need thirteen acres to develop the four hundred room hotel conference center and so Storch did the study based on information that they got from the ITE, the Institute of Traffic Engineers. And then (inaudible) a submission (inaudible) is the charts that they (inaudible). Basically, this is a comparison to the four hundred room conference center versus the potential two-hundred and sixty-one thousand square foot office space that could be developed on the same fifteen acre site. this does not address any additional office space that we would develop on Mr. Flatley's (inaudible). He said that our's will proceed to develop five to six hundred thousand feet beyond the hotel. But this simply addresses just the office space versus the hotel on the same site. And the difference is, and this is the morning peak hour traffic and in the afternoon peak hour traffic. The taller forms the office building and the shorter forms the hotel. In the morning, with total entering per hour of twohundred and thirty-two cars entering the hotel. And we have a hundred and sixteen exiting the hotel. Now this is information from the Institute of Traffic Engineers. Our actual hotel experience is about the same total cars, so we actually have less entering and we have more exiting, not really, because guests leave the hotels to go off to do their business in the community. Now, that helps (inaudible) typically the peak traffic coming into the offices. So we have on the office building just about twice as many. Five hundred and nine entering and ninety-seven exiting. And that's pretty much equal to (inaudible). In the afternoon we have pretty much the same situation. The volume in both cases are a little less mainly because the peak is spread out. The people leave work a little early or they work a little late so you don't get the same number in any one given hour. The hotel again we find (inaudible) even though there's totally shown here a little bit different in that we get more people entering because they're coming to register to stay over night. And we have a little less (inaudible). But the total is the same and we have about three hundred cars versus normal six hundred cars in the office. So that basically sums up the report we submitted. The technical data that the engineers used to get it is a little confusing and I am confused myself. But it was based on the studies that the Institute did.

Att'y Dowley  
If there are no other questions, the next question (inaudible). What is the status of negotiations for the terrain concerning the additional exit parcel. What this refers to is some of you who are on Municipal Development will recall that in order to gain access to Industrial Park Road we have acquired a parcel of land from INFORM and also the City of Middletown and (inaudible) indicated at the Municipal Development Committee meeting that night that we were also pursuing negotia-

Attorney Dowley (continued)

tions with the owner of the property where the Farmer's and Mechanic's Bank presently exists. Mr. Maloy and I spoke with Mr. (inaudible) last week. I'm sure Mr. Green was anxious to bring those negotiations to a conclusion, but I have no idea (inaudible) between Mr. (inaudible) and the Farmer's and Mechanic's Bank and all I can say is that I know Mr. (inaudible) wants to get all this together and we haven't heard from The Farmer's and Mechanic's Bank.

James Molloy

When I spoke to Mrs. Loffredo, we discussed the access that we do have. (Inaudible) ...requires in the little strip land from the city. We have over 200 hundred foot of frontage on Industrial Park Road so that whether we work anything out with Mr. (inaudible) or not, we'll have more than adequate access on the main entrance to our property, both the hotel and the office complex. (inaudible). Can people hear me?

Att'y Dowley

Next the third question was several questions concerning the letter that was handed in as the exhibit last week (inaudible) to the Planning and Zoning Commission. First the question was the words first class are used to describe the conference center complex and corporate office park. What does the words "first class" mean?

James Molloy

Well, there's an old real-estate joke that first class space is the space we build and all the rest is second. But, in this particular case, we're talking about (inaudible). The office buildings that we develop of the quality of midpoint or perhaps a little bit better. We will spend a lot of effort and energy on the esthetic amenities of the property, the landscaping and the amenities that we think the community would commission, health club, racquetball facilities. One of the reasons that we selected the site was because of the pond and the stream running through it. So we can develop the landscaping. And then the additional esthetic amenities to the building such as skylights and atriums and the indoor planning to the building itself. But we describe first class in that region. And the entire office complex would be developed in that (inaudible).

Att'y Dowley

The next question concerning the (inaudible) letter I think its along the same lines. What is the difference between a class "A" and class "B" office building?

James Molloy

Well, I think we just defined that in really...we develop first class space or class "A" space.

Att'y Dowley

The third is the thorough definition of the two conclusions drawn at the end of Mr. Donovan's letter. This letter, by the way is in the packet of information that I gave each commissioner.

James Molloy

There were two conclusions drawn. One refers to the offices and I'll repeat that one. On the basis of our market review, we felt it appro-

James Molloy (continued)

priate to reserve a phase office development program. Our research suggests that our first be of fifty to one hundred thousand square feet competitively marketed to put (inaudible). What development, as we stated at the last meeting of this site for the office (inaudible). And we anticipate (inaudible). And the second conclusion referred to the hotel. And that conclusion was the site considered to be excellent to develop a hotel and office development. Middletown has a young and growing market and presently (inaudible). We feel that it is likely that a first class hotel conference will soon be developed along this quality to satisfy the zoning demand. For the development of a hotel conference center it should be fitted initially to be two hundred and fifty rooms with attendant restaurants, coffee shops, lounge, meeting rooms, and grand ballroom and it should have the capacity to expand to four to five hundred total guest rooms along with the appropriate expansion of other facilities. (Inaudible)...approximately six percent during the first year of operation and should increase each year thereafter as the market matures. We anticipate the need for expansion of the hotel should occur during the fourth to fifth year of operation. And I guess to summarize that a little bit that building the size for the condition of the expansion would depend on the market. If it was better than we anticipated, the expansion would be sooner, if it was not as large as we anticipated, the expansion would be a little later. Those are the conclusions.

Att'y Dowley

The next one is a question that I'm going to read myself. Under the proposed of sections 61.01.46 Conference Center Complex appear the words "inclusion but not limited to". This is a section in which we sat down and we tried to classify all of the incidental uses that we could imagine of the hotel...would need at the present time as an attorney doesn't want to do I did all of the things included, but not limited to for fear that something might come up tomorrow that I didn't list. I don't pretend to be an expert in the hotel business. For instance, I don't know if we put in the use of one of those card machines for a bank. You know, I think you could have one of those Bankport cards or another type of card. I don't think that I've mentioned that in there. But I would believe that that would be an incidental use for a hotel. I tried to list everything that I thought of in that in that definition and the question is what else could possibly be conceived of becoming constructed in the complex. Well, I think that anything under the incidentals would accomplish that. Question five was again in reference to (inaudible) letter. What is quote full development of the site? Does the Flatley...Does Mr. Flatley envision more construction on the site other than a conference complex and an office building?

James Molloy

As Mr. Flatley indicated a few weeks ago, we intend to leave the hotel (inaudible) appropriate zoning change. And from our (inaudible) five hundred to six hundred square feet. So the first building will be approximately fifty to one hundred thousand square feet. And then whether it's two or three buildings or a configuration of them...(inaudible)...it would remain the (inaudible)...site plan that is adopted in relation to the site. So, it could be two or three buildings. (inaudible).

Att'y Dowley

Those were the questions that Mrs. Loffredo gave to me and then we had

Att'y Dowley (continued)

an opportunity to discuss this before a meeting. That's all I really have to say. And I'm happy that they are my client and we have the privilege to bring a quality development to the area. Hopefully (inaudible).

Chm. Gionfriddo

Do any Commissioners have any questions they'd like to? Commissioner Leinwand?

Comm. Leinwand

Mike, can you just help me with the Section 40.04.26 on the shared parking? What does it really mean in terms of net parking spaces? That if we didn't have that addition, and you had to live by the Code which said that there could be no shared, given the two hundred and fifty rooms and the X thousands of square feet of office space, how many spots would you actually need in a particular scenario versus how many will you actually build given this Code change?

Att'y Dowley

The Code change...just so that the public knows...the code change is a change of a joint use. What we've requested is that on weekends and evenings since our study shows that the offices will not be populated by very many people and their parking will be available and available for site. That may be able to deal with that as parking for use at the conference center complex. But I understand your question, Steve. Steve wants to know in terms of developers where the developers of the hotel foresee this need in terms of parking and the (inaudible) leads to zoning. When we initially began to develop with the request of the zone change I talked about this with Mr. Reif. And based on the existing code in this town we decided that the code that says one space per hotel room and then one space per two (inaudible) and then one space, I believe it's for fifty square feet of area used in a restaurant... (inaudible)... where maybe if you were just to develop a code specifically for hotel parking center you might come in to simply say two spaces per room or one and two-thirds spaces per room. But it was probably when you keep as close as possible to the existing code, you just make it easier for the town's use. In answer to your question of how many spaces does the hotel really need. Our experience with that is approximately 1.75 spaces per room. That's (inaudible) the needs of the hotel, the restaurant, the conference rooms, and the meeting rooms. Simply because there's different times of maximum use. The restaurant would be in the evening, the conference rooms, typically the meeting rooms during the day, the guest rooms in the evening and at night. Then there's some overlap, but you know, from the hotels that we run that seems to be the need. So that when Mr. Reif came back to us and said that he believed we need to address the conference area of the meeting room, we (inaudible) suggested that we show the minimum of other towns and cities that we've developed (inaudible). That is how that got in. I believe it was from our conversation on how to deal with that.

(Shuffling of papers in the background-inaudible)

Att'y Dowley

(inaudible)...with Mr. Reif that I would add to the code for additional spaces (inaudible)...there's an assembly hall section of the Code. I believe it's 40.04 coming through 40.04.23 also provides for spaces.

Att'y Dowley (continued)

What I tried to do on developing the text change was (inaudible).

Comm. Leinwand

Through the chair...let me ask you a more direct question. During discussion, I'm going to at least raise the issue of deleting the words "restaurants and lounges" so that parking...it would read essentially "parking spaces for uses such as ballroom facilities within the conference center whose peak attendance" blah blah blah and make you provide spots for the restaurant and the lounges, which I see as distinctly different from the ballroom facilities. I guess I'm asking whether or not that is an unreasonable request - whether that means a significant number of additional parking spaces or whether you would agree that that is probably a small change, but that it would serve the best interest of community as well as the people who are eventually gonna use that facility.

Att'y Dowley

What I've done to the definition already was use, I believe, the restaurant the definition that's already in your code for the one space for fifty square foot ... Do you understand?

Comm. Leinwand

Yes, I understand. But I don't think that you're understanding me. I mean, I'm suggesting that where you suggest shared use for the ballroom functions, the restaurant, and the lounges, that we delete restaurants and lounges from the shared use. In other words, you would have to build the one spot for each guest room, the two spots for each...the one spot for each two employees, as well as the appropriate for the lounge square footage and the restaurant square footage. We would give you, in a sense...change the code.

Att'y Dowley

Mr. Donovan tells me that that makes perfect sense.

Comm. Leinwand

Thank you.

Chm. Gionfriddo

Any other questions? Thank you. Any members of the public wishing to speak in favor or opposition? If not, we will close the Public Hearing on Item 1. Is there a motion to place this as Item 6.5. I believe on the Agenda? There's a motion. Is there a second? Any discussion? If not, all those in favor, any opposed. That'll be 6.5 under New Business. We'll move to Item 2. Secretary?

Sec'y Carta

ITEM 2: CONTINUED PROPOSED 33 LOT SUBDIVISION LOCATED ON 176 MAPLE SHADE ROAD IN AN R-1 ZONE. APPLICANT/AGENT TRICAN REALTY, S. J. CARTELLI.

ITEM 2.2  
CONT'D  
SUBDIV.  
MAPLE SHADE  
ROAD R-1  
ZONE, APP./  
AG. TRICAN  
REALTY/S.J.  
CARTELLI

Chm. Gionfriddo

It's my understanding you're looking that this be continued for another meeting?

Att'y Cartelli

That's correct. At the last meeting the Commission in general and Commissioner Leinwand certainly wanted certain things addressed...certain questions answered and certain information back to the Commission. And during the past two weeks and certainly the past week the meetings with the traffic engineers (inaudible) and he has put together a written report and we would expect to be back for the next Public Hearing which would be the one on July 11th. (Inaudible)...for that purpose we would request that the Public Hearing be kept open to receive that information.

Chm. Gionfriddo

O.K. I'm not...We will keep the Public Hearing open until July 11. Anyone who came here tonight with the intention of speaking will still be given the opportunity. The only thing we're gonna ask you is in keeping these Public Hearings open multiple nights, we would just ask that we don't want a repetition of everything that we've heard other nights. It's not gonna be of any value to us really if we keep hearing the same thing over and over again. Commissioner Giuffrida is disqualifying himself on this particular issue. Is there anyone else who had disqualified himself on this? O.K. Commissioner Giuffrida is disqualified and Commissioner Gadomski will now be ...O.K., where's...I thought I saw Seb Passanesi...Yeah. No. Commissioner Gadomski is now sitting for Commissioner Gionfriddo. O.K., I'm sorry.

Sheila Stoane

My name is Sheila Stoane, 435 Kelsey Street. I am here representing The Neighborhood Friends Association. (Inaudible)...so that we would know that this zone would be approved.

Chm. Gionfriddo

That was not known until three minutes of seven when I was approached by Attorney Cartelli who made the request and the reason for doing it is to make sure that you were gonna have an opportunity to comment on whatever new information he has to present. So, nobody is being prejudiced by it. You can all come back again or you could speak tonight and... come back and speak again as long as you're gonna say something new next time.

Sheila Stoane

All I'd like to do tonight is to ask the people who came here to protest this development to please stand and for you, gentlemen, to take notice of those people who want your vote. Thank you.

Chm. Gionfriddo

Thank you. Is there anyone else who wishes to speak on this particular matter this evening?

CHANGE OF TAPE

Martin Hasz

Good evening. Martin Hasz, 47 Maple Shade Road. One of the questions at the last meeting was a traffic survey for Randolph Road. I noticed that there was a traffic survey done on the past Monday on the corner of Randolph and Maple Shade Road. And the only comment I would like

Martin Hasz (continued from page 8)

on that is that this past Monday, Mercy, Xavier, I believe Vinal, and Mrs. Heinrich's Nursury School were all closed for the season and the traffic count is gonna be substantially less this past Monday than it normally is. Thank you.

Chm. Gionfriddo

Thank you. Is there anyone else wishing to speak this evening. If not, we will continue the Public Hearing until July 11th and move on to Item number three.

Secretary Carta

ITEM #3: CONTINUED A ZONING MAP PROPOSAL TO REZONE AN AREA OF LAND FROM R-1 (RESTRICTED RESIDENCE) TO RR (RURAL RESIDENTIAL) BOUNDED BY RANDOLPH ROAD, ROUTE 155 ON THE NORTH, SOUTH MAIN STREET, ROUTE 17 ON THE WEST, ROUTE 9 ON THE EAST AND MUNICIPAL BOUNDARY WITH DURHAM AND HADDAM ON THE SOUTH FOR THE PURPOSE OF RECEIVING A REPORT FROM MIDSTATE REGIONAL PLANNING AGENCY.

ITEM #3  
CONT'D  
REZONE  
LAND FROM  
R-1 TO RR  
BOUNDED BY  
RANDOLPH RD.  
ROUTE 155,  
S. MAIN ST.,  
ROUTE 17,&  
ROUTE 9.

Chm. Gionfriddo

O.K., this, once again, is a continued hearing from the 13th. We have received the report from Midstate. It's an unfavorable report.

Secretary Carta

I'd like to disqualify myself.

Chm. Gionfriddo

Oh, Commissioner Carta and Commissioner Sbalcio are disqualifying themselves, I guess. So in place of Commissioners Carta and Sbalcio we have Commissioner Gadowski serving for Commissioner Carta and Commissioner Hutton serving for Commissioner Sbalcio. The Midstate Regional Planning report was an unfavorable report against the proposal. But if there's anybody here this evening...I know we said we were gonna keep it open just for the receiving of that report. If there's anybody here. It's in the record. Is there anyone here who would like to speak? Come forward.

Philip Sylvester

My name is Phil Sylvester and I live on Maple Shade Road in Middletown. I realize that you are beginning to get (inaudible) and make a decision regarding the proposed zoning change from R-1 to RR. You've already received a report from (inaudible). My own experience in life is that I always try to make important decisions with insufficient information. (inaudible). What I would hope with this decision and later ones is that you would consider some other information when its also been forthcoming before you run into you this decision you have received tonight or recently the dicision or report a model from Professor Basil Moore, an economic consultant at Wesleyan University. OK, this is new information for the most of you. (inaudible). And perhaps most important of all I understand that you yourselves have confronted your staff planner Mr. Reif to update the present Master Plan from 1976 of which that report is (inaudible). What I would urge you to do is consider all of that information (inaudible) before rendering your decision. Thank you.

Chm. Gionfriddo

Thank you. I was just gonna say that this is a Commission proposal so there's no sixty-five day time limit. So...

Walter Dreher

Walter Dreher, 57 Sunnyslope Drive. I'm kind of surprised that (inaudible). Because the gentleman just prior to me here did tell you that he did receive a report and would not report out. I'm kind of surprised because I would have liked to have seen the report or a report that did come to the Planning and Zoning Commission because it would make me more aware of what is happening over there. Thank you.

Chm. Gionfriddo

We received another report this evening, Walter, or at least a memorandum that none of has had an opportunity to see yet. For the record, I am going to read what the Midstate Regional Planning Agency had to say about this particular application.

"Thank you for the above reference matter to the Midstate Regional Planning Agency for review. The Agency considered this matter at the June 5th meeting and determined that the proposal will not have regional significance. But, the Agency also voted to submit the following comments on the proposal: The RR zone was previously reviewed February '84 as a four acre zone. However, many of the comments that we made at that time are applicable to the present proposal. Lot sizes of approximately one acre are adequate to provide on-site sewage and water at most Middlesex County soils. In cases where soils are inadequate to meet such needs, the Planning and Zoning Commission already has the authority to increase the requirements. Furthermore, as we noted in our review of the Westfield rezoning proposal several months ago, a two hundred lot width is adequate from an esthetic point of view to maintain a rural character of an area and to protect privacy. The additional depth which results from the two acre lot requirement has little public benefit in terms of privacy or character, yet has significant drawbacks in terms increased maintenance problems for the property owner. The requirement of one acre lots with two hundred foot frontage in areas served by sewer and water is uneconomical, inefficient, and a waste of resources. If the intent of the Commission is to limit the extension of sewer service to particular areas, this should be done as part of a comprehensive water pollution control plan in accordance with requirements of such plans is set out in the general statutes. Finally, the proposed zone change appears to be at odds with policies and intents outlined in the City's housing Task Force Report which stressed the need to encourage affordable housing. The current proposal will most likely increase such costs. At a time when the City is facing an economic expansion, there is some question as to the soundness to the policy."

That's the content of their report. Is there anyone else who wishes to speak with respect to this matter? Once again, I'm just gonna say please don't make a repetition of what we've already heard.

Name Inaudible

Mr. Chairman, members of the Commission, my name is (name inaudible). You know, you sit back here and you listen to what goes back and forth between the front and the rear and you stop and think. We've got a mayor with a responsible position, our Heads of Departments have responsible positions. I think if you stop and think about it for a minute (inaudible, shuffling of papers)...there any other place in the world have the responsibility of the zoning and planning commission to have. If you think about it for a minute, you're in charge of the one thing that they don't make any more. You people in the back of the room. The same thing goes. These people are in charge of the one thing that they don't make anymore. There's never gonna be any more of it. The judicial use of that property of that land is the sole responsibility of all of us, whether we take charge (inaudible)..or not. And I think that the Commission supposedly as an adult with common sense can make any changes that are necessary in the given zone regardless of what it is. And I think as I said here last...at the last meeting all of these people, I don't know whether the (inaudible) I can see what's gonna happen with this thing if we keep pushing this for bigger lots and bigger lots. Every time some developer comes along you're gonna have somebody looking for a change. It's bound to happen. Mr. Chairman and the members of the Commission, I charge you with the responsibility that you are elected to fulfill. It's your responsibility, but remember one thing- they don't make it any more. Thank you.

Chairman Gionfriddo

Thank you, Charlie. Anyone else wishing to be heard.

Attorney Vincent Marino

Mr. Chairman, Vincent Marino. I'm an attorney at 73 Main Street, representing (inaudible). I was here for the last hearing and at that time I believe the hearing was changing...(inaudible) the purpose of Section ...the Midstate Regional Planning report. I understand now that there is another report that was submitted after the last hearing and I would formally, for the record, like to object to that report and any other report coming in subsequently to this hearing since the coming at the last hearing indicated that we would continue for the limited purpose of obtaining the Midstate report.

Chm. Gionfriddo

The only comment I'm gonna make is that I used the term "report". To me, this is what I would consider to be similar to a letter testimony. I don't consider it to be a report. I consider it to be one person's opinion, though he be an economist and is phrasing it as, you know, economic theory. It's still his opinion and I'm taking it as a letter and, you know, we are allowing other public comment this evening. So, I'm gonna be accepting it the same way as I will that comment. It's not a staff report. It's a bit of testimony from a member of the public in written form. O.K?

Attorney Marino

O.K.

Chm. Gionfriddo

Anyone else?

Katherine Coley

Katherine Coley, 191 Maple Shade Road. After listening to your summary of the Midstate Regional Planning report, I can only say that they seem to be doing an excellent job at hastening to bring true the prediction that Mrs. Virginia Renschen made at the last meeting - Middletown is a good place to work in, but not a good place to live in.

Chm. Gionfriddo

Thank you. Just for the record, I want to make it known for the record that the Midstate report and the memorandum or letter from Mr. Moore will be part of the record. OK? Is there anyone else who wishes to be heard? If not, we'll close the hearing on Item three.

Adjournment 7:45 P.M.

ADJOURNMENT

Respectfully submitted,

Beverly A. Augustine

Stephen Gionfriddo, Chairman  
Planning and Zoning Commission

Received at the meeting of: \_\_\_\_\_