

COMMISSION ON THE CITY PLAN AND ZONING REG. MTNG.

JUNE 28, 1972

Ralph Shaw II, Chmn.; Robert Chamberlain; David Mylchreest;
Seb Passanesi; Eric Lowry; George Augustine, Alt.

COMMISSION
MEMBERS PRESENT

Frederick Congdon, Alt.; Salvatore Lisitano, Alt.

MEMBERS ABSENT

George A. Reif, Dir.; William M. Kuehn; Lorice Sanzaro

STAFF

Sal Mazzotta, for V. Sanzaro; Joseph Carney, Greater
Middletown Community Corp.; Philip Armetta, Tidy Rubbish;
Mayor Anthony Sbona.

OTHERS

Atty. Mazzotta requested the commission to consider an
easing of the buffer zone limitations in order to make this
a commercially feasible property for purchase and develop-
ment. Mr. Mylchreest requested an investigation be made
of this parcel. On motion by Mr. Lowry, second by Mr.
Chamberlain, this item was tabled.

MONCADA
HIGHLAND AVE.

Mr. Carney asked the commission for approval of sale of this
City property to the Hershey Company for development of a
9,000 sq. ft. building. Approval was granted on motion by
Mr. Mylchreest, seconded by Mr. Lowry.

I-91 SITE
SOLD TO HERSHEY
CO.

Mr. Philip Armetta presented his proposal to erect a 10,000
sq. ft. building on this site, for the purpose of housing
his equipment and rental. On motion by Mr. Chamberlain,
seconded by Mr. Lowry, this was approved with stipulation
that the present zoning code be adhered to in the use of
this property.

I-91 SITE
TIDY RUBBISH

On motion by Mr. Chamberlain, seconded by Mr. Mylchreest
this application for the erection of a 30,000 sq. ft. build-
ing was approved with the stipulation that the present
language of the zoning code be adhered to.

I-91 SITE
L.B. CONSTRUCTION
CO.

On motion by Mr. Chamberlain, seconded by Mr. Lowry, approval
was granted for the addition of a locker room to the present
structure.

"THE CLUB"
DANIELS STREET

The minutes of May 24, 1972, were approved on motion by Mr.
Lowry, seconded by Mr. Chamberlain.

MAY 24, 1972
MINUTES APPROVED

On motion by Mr. Lowry, seconded by Mr. Chamberlain approval
was granted a zone change from R-3 to I-1 on the Mattes
property.

REZONE FORMER
MATTES PROPERTY
R-3 to I-1

On motion by Mr. Lowry, seconded by Mr. Augustine zone
change from R-3 to B-2 on the Cameron application was denied
as the property area is considered too small for the proposed
rezoning.

DENIED CAMERON
REZONING APPL'ION
R-3 to B-2

On motion by Mr. Passanesi, seconded by Mr. Chamberlain the
Commission approved this use with the stipulation that the
application be granted with amendment to show parking as it
presently exists on the site and that a minimum of 33 spaces
always be available within reasonable distance of the property.
Mr. Augustine disqualified himself.

POLISH NAT'L
HOME APPROVED

On motion by Mr. Passanesi with second by Mr. Lowry the application for rezoning land along Saybrook Road from R-1 to I-1 was approved for the affirmative reasons presented at the public hearing. Comm. Chamberlain voted no. Mr. Mylchreest, who had not been present at the public hearing, asked that the minutes show he disqualified himself. Five qualified Commissioners were still available to vote on the proposal. APPROVED REZONING SAYBROOK RD. R-1 TO I-1.

No revised proposals were presented by GMCC for a PRD, no action taken. GMCC-PRD

On motion by Mr. Chamberlain, second by Mr. Lowry, approval was granted upon receipt of proper drawings with accurate dimensions. My Mylchreest disqualified himself. RAYMOND BURCHARD BARTHOLOMEW ROAD APPROVED

On motion by Mr. Mylchreest, second by Mr. Lowry, approval was granted with the stipulation that sidewalks will be installed per regulatory codes. KORB SUBDIVISION SAW MILL ROAD APPROVED

On motion by Mr. Lowry, second by Mr. Mylchreest approval granted to revised Section I on receipt of modified drawings. All other proposed lots were denied. DEMELIS SUB-DIVISION SECTION I

On motion by Mr. Chamberlain, second by Mr. Augustine, this application was tabled. MADDEN DAY NURSERY-TABLED

On motion by Mr. Augustine, second by Mr. Chamberlain, proposal was tabled until further investigation can be made into the storm sewer problem. BARNETT PRD SAND HILL RD. TABLED

On motion by Mr. Chamberlain, second by Mr. Mylchreest, the text amendment to the Zoning Code concerning off-street parking for retail uses in C.B.D. was rejected. PARKING ORDINANCE REVISION

No action was taken on the Marino property corner of Broad and Williams Street. MARINO PROPERTY

August 9, 1972, was set as the next public hearing date at which time application for LaPeirre S.E. for a neighborhood store and other items, if submitted, will be heard. PUBLIC HEARING AUGUST 9, 1972

A letter from I. Kaplan was placed on file regarding improvements to South Main and Broad Streets. MISCELLANEOUS ITEMS

PRD's and a memo from MDC was discussed.

No action was taken on the Hubbard Estate pending word from their attorney.

Mayor Sbona advised the commission that he would like to extend his present use of the City Planners time.

Respectfully submitted;

David Mylchreest, Secretary
COMMISSION ON THE CITY PLAN
AND ZONING