

Ralph H. Shaw, II, Chm.; Eric G. Lowry, Vice-Chm.;
Cos Guiffrida, Secy.; Seb J. Passanesi; Sebastian J.
Garafalo; Edward J. Kalita; Alternates: George L.
Augustine; David A. Bengtson; Gerald J. Lentini

COMMISSION MEMBERS
PRESENT

Betty Matteo, Kent M. Scully

MEMBERS ABSENT

George A. Reif, Dir.; Catherine V. Raczka, Asst.
Dir.; Althea C. Rinaldi, Staff Secy.

STAFF

Philip G. Bauer, Engr., Public Works Dept.; Wm. M.
Kuehn, MDC; D'Veira Cohn, reporter, Middletown Press

OTHERS

Comm. Lentini acted for absent Comm. Betty Matteo

ACTING MEMBER

Adopted the amendments to the City's Plan of Develop-
ment for which the Public Hearing requirement had been
met this same evening. Revisions are to the intro-
duction and to sections on geographic location, phys-
ical characteristics, population, vehicular circulation,
economics, and community facilities for recreation and
water supply and sanitary sewerage. New sections cover
historic considerations and local government organization,
on motion and second by Comms. Lowry and Guiffrida. Vote
was unanimous.

ADOPTED AMENDMENTS
TO CITY'S PLAN OF
DEVELOPMENT-EFFECTIVE
JULY 18, 1975

A copy of the amended Plan of Development has been filed
in the Office of the Town Clerk. Effective date of
amendments is July 18, 1975.

An application for a Special Exception to permit the
use of the architecturally significant Dunklee House,
located on Newfield Street, in an R-1 Zone for a dentist
office, which had been heard this same evening. Applicant
Dr. Peter Nelson.

APPROVED SPECIAL
EXCEPTION-DUNKLEE
HOUSE-DENTIST OFFICE
USE-NEWFIELD ST.

A problem of access to the site was caused by an inaccurate
land survey. It was suggested by the Commission 1) that
Mr. Nelson go to the MDC to try and purchase more land
along Tiger Lane and Newfield Street; 2) If and when Tiger
Lane is accepted as a City Street that the ingress and
egress for parking be permitted; 3) That a driveway of
the Special Exception be granted off of Newfield Street
if it was found not possible to enter from Tiger Lane.

After further discussion of the Commission approved a
Special Exception for a dentist's office with the right
to approve the site plan to permit the use of the
architecturally significant Dunklee House on motion and
second by Comms. Kalita and Guiffrida. Yes votes: Comms.
Kalita, Guiffrida, Garafalo, Passanesi, Lentini, Shaw.
Naye vote: Comm. Lowry.

Approved Zoning Map Amendments to change part of the I-1
Service Industrial Zone in the North End to R-3 General
Residence. The proposal had been heard at the Public
Hearing this same evening. Specifically, the present
R-3 Zone is extended to include most of the block between

APPROVED ZONING MAP
CHANGE I-1 TO R-3
IN THE NORTH END

High Street and Grove Street; part of the block east, of Pease Avenue to the ramp leading to the Arrigoni Bridge; part of the present I-1 Zone bounded by Pearl Street on the west, and one lot deep to the railroad tracks, and then east to the vicinity of the bridge ramp, on motion and second by Comms. Garafalo and Lentini. Vote was unanimous.

A map depicting the amendment has been filed in the Office of the Town Clerk. The amendment is effective July 18, 1975.

Approved a building lot on Newfield Street on the property of Michael Kane Brick Co., currently zoned R-2 General Residence, on motion and second by Comms. Kalita and Guiffrida. Vote was unanimous. The proposal had been heard at the Public Hearing the same evening.

APPROVED BUILDING LOT FOR MICHAEL KANE BRICK CO. NEWFIELD STREET

Gave tentative approval to fill part of the flood plain on the east side of Newfield Street with flyash disposal on land owned by the Michael Kane Brick Co. Applicant S.G. Marino Crane Service, Carl Marino spokesman. Approval is contingent on affirmative reports from the Health Dept. and the Inland-Wetlands Agency with the proviso that the Planning Commission can withdraw its tentative approval if the Dept. of Environmental Protection does not grant a permit. Further stipulations are: 1) Filed land records for all future purchasers and their heirs must show the fill site. An accurate survey map is to be a part of the documentation. 2) A plan showing vegetation other than grass must be submitted for Commission approval. A bond similar to that required for natural resource extraction reclamation is to be posted. 3) Michael Kane Brick Co., owners or successors, must guarantee maintenance of vegetation. 4) S.G. Marino Crane Service must provide certification of insurance, as stipulated by the City. Insurance shall hold the City harmless from all damage due to hauling and on site disposition, on motion and second by Comms. Lowry and Garafalo. Vote was unanimous. The proposal had been heard at the Public Hearing the same evening.

TENTATIVE APPROVAL TO FILL PART OF FLOOD PLAIN EAST SIDE OF NEWFIELD ST. FOR MICHAEL KANE BRICK CO., WITH STIPULATIONS

Approved amendments to the Zoning Map extending the existing R-4 General Residence Zone from Loveland Street south to Pameacha Avenue. The eastern boundary is South Main Street. The western boundary is Oak Street and Highland Avenue, on motion and second by Comms. Kalita and Garafalo. Comm. Guiffrida abstained from voting. Vote was unanimous. The proposal had been heard at the Public Hearing the same evening.

APPROVED AMENDMENT TO ZONING MAP EXTENDING R-4 ZONE -SOUTH END OF CITY-VICINITY OF S. MAIN ST, OAK ST, HIGHLAND AVE AND PAMEACHA AVENUE

A map depicting the amendment has been filed in the Office of the Town Clerk. The amendment is effective July 18, 1975.

Approved Zoning Code Text Amendment to permit banking facilities as a Special Exception in R-4 Zones with the two (2) story height limitation, on motion and second by Comms. Passanesi and Garafalo. Yes vote: Comms. Passanesi, Garafalo, Kalita, Guiffrida, Lowry, Lentini. Naye Vote: Comm. Augustine. Comm. Shaw previously excused himself and Comm. Augustine acted in his place. The proposal had been heard at the Public Hearing the same evening.

APPROVED ZONING TEXT CHANGE-BANKING FACILITIES-SPECIAL EXCEPTION R-4 ZONE WITH 2 STORY LIMITATION

The amendment is effective July 18, 1975

Recommended to the Dept. of Environmental Protection that energy dissipaters be required for a storm sewer outlet on the west bank of the Conn. River north of the Penn Central Railroad Bridge in addition to rip rap, on motion and second by Comms. Garafalo and Giuffrida. Vote was unanimous.

RECOMMENDATIONS MADE TO DEP IN ADDITION TO RIP RAP ON WEST BANK OF CONN. RIVER

Approved three (3) lot subdivision on Prout Hill and Millbrook Roads. Applicants, Thomas W. and Georgianna Frissell, on motion and second by Comms. Lowry and Garafalo. Vote was unanimous.

APPROVED 3 LOT SUB-DIVISION-PROUT HILL AND MILLBROOK RD. FOR THOMAS W. AND GEORGIANNA FRISSELL
TABLED REQUEST FOR APPROVAL FOR PHASE 2 AND 3 - CEDAR VILLAGE

Tabled request for approval to start phase 2 and 3 of Cedar Village, PRD IV, on motion and second by Comms. Kalita and Garafalo. Vote was unanimous.

Denied proposal of subdivision on East Street and Congdon Street which would create a lot with less than Zoning Code area requirements. Applicants, James W. Finnegan, on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous.

DENIED SUBDIVISION PROPOSAL-EAST ST. & CONGDON ST.-JAMES W. FINNEGAN

Dir. George A. Reif, reported on the progress of the Inter-Agency application. He stated that so far everything is satisfactory and a meeting had been scheduled with various Municipal personnel.

DIR. G.A. REIF REPORT ON INTER-AGENCY APPLICATION

Approved the transcripts of May 14 and 28, and the Reg. Mtng. Minutes of June 11, 1975, on motion and second by Comms. Garafalo and Lowry. Vote was unanimous.

REG. MTNG. MINUTES 6/11/75 and TRANSCRIPT OF 5/14/75 & 5/28/75 APPROVED

It was reported that the Rafala's Restaurant, on Saybrook Road is in the process of demolishing the upper stories of the building and would continue their business in the basement of the building. It would be a continuance of a non-conforming use located in the I-1 Zone. The once proposed kitchen addition has been deleted and there is no reason for requiring Commission action.

RAFALA'S RESTAURANT SAYBROOK RD. REPORT

Adjournment on motion and second by Comms. Guiffrida and Garafalo. Vote was unanimous.

ADJOURNMENT

RESPECTFULLY SUBMITTED

COS GIUFFRIDA, SECRETARY
PLANNING AND ZONING COMMISSION