

Ralph H. Shaw, Chm.; Robert F. Chamberlain, Vice-Chm.;  
David B. Mylchreest, Sec'y.; Eric Lowry; George L. Augustine,

COMMISSION  
MEMBERS PRESENT

Seb. J. Passanesi; Frederick Congdon, Alt.

MEMBERS ABSENT

Comm. Augustine served for Comm. Passanesi

George A. Reif, Dir.; Catherine V. Raczka, Ass't Dir.;  
Althea Rinaldi

STAFF

Sherman Beinhorn, reporter, Middletown Press; Arnold Bell,  
of Bell Diesel and Joseph Carney, MIDC; Atty. Joseph Lynch,  
rep. Bess Eaton Donuts; Chet Tibbetts, Hill Development,  
Donald Vigneau, architect of Frazier and Vigneau, David  
Wagner of Carl M. Freeman Assoc.; David Busse and Bill  
Mahland of ARC.

OTHERS

On motion and second by Comms. Augustine and Chamberlain,  
gave conceptual approval for a Special Exception land-use  
to be located on Newfield St. for applicant Town and  
Country Auto Sales, Inc. Votes were unanimous.

TOWN AND COUNTRY  
AUTO SALES, INC  
NEWFIELD STREET  
CONCEPTUAL APP'

On motion and second by Comms. Chamberlain and Augustine,  
gave approval of three lot subdivision on Smith Street,  
for applicant Raymond Engineering Co. Votes were unanimous.

3 LOT SUB. SMITH  
ST. - APP'D.  
RAYMOND ENGR.

Arnold Bell, of the Bell Detroit Diesel, Inc., requested  
an opinion for an expansion and relocation on parcel #11,  
in the 1-91 Industrial Area. It is a General Motors  
Franchise for the supply and service of equipment manu-  
factured by the Detroit Allison Div. of General Motors.  
This division manufactures diesel engines for trucks,  
buses, boats, generators and pumps. They're located  
throughout Connecticut and Central Massachusetts, with  
29 dealers. There will be 38 people employed. The  
building proposed will cover 20-24,000 sq. ft. Customers  
vehicles will be parked in a fenced-in area. After a  
discussion, approved of land-use in the 1-91 Industrial  
Area for applicant Arnold Bell, on motion and second by  
Comms. Mylchreest and Chamberlain. Votes were unanimous.

ARNOLD BELL-BEL  
DETROIT DIESEL  
APP'D LAND-USE

Approved on motion and second by Comms. Mylchreest and  
Lowry, the Subdivision Review Fee minimum of \$25.00 and  
maximum of \$3.00 for each lot effective on July 14, 1973.  
Votes were unanimous.

APP'D SUB.  
REVIEW FEE OF  
\$25.00

Regular meeting minutes of June 13 and 27, 1973, were  
approved on motion and second by Comms. Lowry and Augustines.  
Votes were unanimous.

MINUTES APP'D  
6/13/72 & 6/27/73

Catherine V. Raczka, Ass't Director, gave each member  
of the Commission a questionnaire to be completed and  
returned with information to be used in the Annual Report.

ANNUAL REPORT-  
ASS'T DIR.  
MS. C.V. RACZKA

After much deliberating, agreed to approve site plan for an addition to A.M.E. Zion Church, located on Cross St., after receipt of additional information, on motion and second by Comms. Chamberlain and Lowry. Votes were unanimous.

A.M.E. ZION CHURCH  
CROSS ST.-APPROVAL  
ON ADD'L INFO.

Atty. Joseph Lynch, representing Bess Eaton Donuts presented a site plan to renovate a building located at the intersection of Washington and Factory Sts., in a B-2 Zone. Comm. Mylchreest excused himself from participating due to interests and Comm. Lentini was appointed to serve in his behalf. On recommendation by the Police Dept. a one opening (driveway) on Washington St. and to eliminate the one closest to the railroad bridge with no objections for two openings (driveways) on Factory St. No further replies or comments were presented at this time and will be continued at the next meeting.

BESS EATON DONUTS  
INTERSECTION OF  
WASHINGTON AND  
FACTORY STREETS

Chet Tibbetts, of Hill Development, Donald Vigneau, architect of Frazier and Vigneau and David Wagner, V.P. of Productions for the Carl M. Freeman Associates, presented a preliminary scheme of the development of green Area, Wesleyan Hills, P.R.D.11., situated on 13½ acres will be 96 dwelling units (condonimiums) with 7 units per acre and arranged in groups of 6. Complexes with 3 and 4 one rooms adjoining a court yard, with 2 parking spaces for each, grouped around the court yard. There will be 2 & 3 bedrooms with 1½ baths and 3 bedrooms with 2½ baths with basements. Some units will have side entrances where grades will allow them to have scissor stairs. A path system from Green Area east to the Blue Area will be available. Three tot lots for children from the ages 3 to 9 years, will be provided. The majority of water runoff will go into existing ponds. Each unit will have a piece of property ranging from the front and rear yards to side yard lots to be considered each tenants own property and will be sold with services. The price range would be approx. \$28,000 to \$32,000. No action will be taken until site plans and replies are received from other agencies.

GREEN AREA EAST  
WESLEYAN HILLS  
PRD

Wesleyan University submitted for approval a site plan for the conversion of the In-Town Houses located on Cross Street for student housing. The development consists of 27 town houses, for which parking is provided consisting of 41 spaces. Housing programming is to take place over two years. The first by September, 1973, occupancy for 66 students and by September, 1974 occupancy for 48 students. According to the plan 41 parking spaces will be for 114 students or 1 parking space for each 2.8 students. No further discussion took place and was tabled, for further information from the proper agencies.

WESLEYAN UNIVERSITY  
IN-TOWN HOUSES FOR  
STUDENTS

REG. MTNG.  
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David Busse and Bill Mahland, of ARC, presented a subdivision proposal for a track of land consisting of 47 acres off Saybrook Rd. There will be 97 lots with 4 acres of open space. The price range would be approx. in the mid 30's. It was scheduled for a public hearing on August 8, 1973.

ARC SUBDIVISION  
SAYBROOK ROAD  
PUBLIC HEARING  
8/8/73

Gave final approval for Edgewood Acres subdivision located off Butternut St., developer S. & P. Realty Corp., on motion and second by Comms. Chamberlain and Lowry. Votes were unanimous.

FINAL APPROVAL  
EDGEWOOD ACRES-SUBDIV  
BUTTERNUT STREET

Gave final approval for willow Bee Lane subdivision located off Camp Street and Monarch Lane, developer Monarch Builders, on motion and second by Comms. Chamberlain and Lowry. Comm. Mylchreest was in opposition.

FINAL APPROVAL WILLOW  
BEE LAND SUBDIVISION  
CAMP ST. & MONARCH LA

Having completed its business the meeting was adjourned ADJOURNMENT

RESPECTFULLY SUBMITTED

DAVID B. MYLCHREEST, SEC'Y  
COMMISSION ON THE CITY PLAN  
AND ZONING