

Edward F. Button, Chm.; Robert F. Chamberlain; David Mylchreest; Seb Passanesi; Frederick Congdon, Alt., acting Secretary

COMMISSION MEMBERS PRESENT

Phillip C. Alexander; Joseph Otfinoski, Alt.; Salvatore Lisitano, Alt.

MEMBERS ABSENT

George A. Reif, Dir.; William M. Kuehn; Althea Rinaldi

STAFF

Phillip Bauer, Engineer from Public Works Dept.; Dean Phillips, Hill Development; Jerry Brophy, Ray Kotowski and Robert Miller, Representatives of A.R.C.; Atty. Chester Dzialo, representing A.R.C.; Virginio DeAngelis, Traffic Consultant, from Wethersfield; Keith Johnson, Reporter, Middletown Press.

OTHERS

The Chairman appointed Comm. Congdon to serve in place of Comm. Mylchreest during his absence and as Secretary since Comm. Alexander was also absent.

TEMPORARY APPOINTMENT

Minutes of 6/23/71 were approved on motion and second by Comms. Chamberlain and Congdon. Minutes of the Special Meeting of 6/29/71, were approved on motion and second by Comms. Congdon and Chamberlain.

MINUTES OF 6/23/71 and 6/29/71

Annual Report was accepted on motion and second by Comms. Congdon and Chamberlain.

ANNUAL REPORT

Dean Phillips, spokesman for Hill Development Corp., reviewed the proposal for the Blue Area in Wesleyan Hills, P.R.D. I. After discussion approval was given to conceptual layout of the eight (8) proposed mini-neighborhoods and the more detailed schematic layout of the first mini-neighborhood, on motion and second by Comms. Mylchreest and Chamberlain. Motion carried with three aye votes by Comms. Mylchreest, Chamberlain and Button.

BLUE AREA WESLEYAN HILLS P.R.D. I

Spokesman for Achenbach Construction Co., introduced their proposal to modify the arrangement of open space in the Westlake P.R.D. Their immediate goal is to receive Commission approval of the new concept and to record documents so the land can be transferred to an association of Westlake residents. Additional information on the drawings was requested to help assure the land will be developed with illuminated pedestrian paths prior to the actual arrival of residents.

WESTLAKE OPEN SPACE

Atty. Chester Dzialo reviewed a series of documents which he had designed for the purpose of assuring the Commission that land assigned as open space will be retained and maintained for that use. The documents include: "Declaration of Covenants, Conditions and Restrictions"; "Westlake Association, Inc., Certificate of Incorporation"; "Westlake Assoc., Inc., By-Laws, Article I, Offices";

ATTY. DZIALO

and "The Highlands at Westlake Assoc., Inc., Certificate of Incorporation".

A traffic consultant, Virginio DeAngelis, presented a summary of the initial phase of his traffic study of the Westlake street system.

VIRGINIO DEANGELIS

A request for an interpretation of Commission's document by North Hills, P.R.D. III, proponent Alex Rosenberg, concerning the time limitation before he has to provide more drawings resulted in agreement that the two year period granted Special Exception does include Planned Residential Development.

ALEX ROSENBERG
NORTH HILLS
P.R.D. III

The Middle School site plan was removed from the table on motion and second by Comms. Passanesi and Chamberlain. Several Comms. members indicated they had visited the proposed school site. Previously expressed feelings that a more direct link with an abutter subdivision street is desirable were restated. A staff sketch depicting the Commissions verbalized concept was found acceptable on motion and second by Comms. Passanesi and Chamberlain.

MIDDLE SCHOOL
TABLED ITEM

After review of drawings showing proposed modifications and reconstruction of Middle Street an affirmative report was voted on motion and second by Comms. Chamberlain and Mylchreest.

MIDDLE STREET

After review of drawings showing proposed modifications and reconstruction of Boardman Lane, an affirmative report was voted on motion and second by Comms. Chamberlain and Passanesi.

BOARDMAN LANE

After discussion a proposal for abandonment of a portion of Beverly Heights was tabled pending additional drawings showing an acceptable street termination solution and street profile.

BEVERLY HEIGHTS

Meeting was adjourned on motion and second by Comms. Chamberlain and Passanesi.

ADJOURNMENT

Respectfully submitted,

Frederick Congdon, Acting Sec'y
Commission on the City Plan
And Zoning