

Paul P. Parisi, Chm.; Dr. Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Sec'y.; Stephen T. Gionfriddo; Seb. J. Passanesi; Ralph H. Shaw, II; Alternates Anthony J. Guanichaux; Mary C. Woods

COMMISSION MEMBERS PRESENT

Mayor Michael J. Cubeta; Walter J. Dreaher; Alternates: George L. Augustine; Robert F. Chamberlain

MEMBERS ABSENT

Comm. Woods acted for absent Comm. Dreaher

ACTING MEMBER

George A. Reif, Dir.; Althea Rinaldi, Sec'y.

STAFF

Philip G. Bauer, Engr., Public Works Dept.; Jeff Kotkin, reporter, Middletown Press; 6 members of the audience

OTHERS

DISCUSSION WITH PUBLIC

ATTY. C. DZIALO
REP. WESLEYAN
HILLS PRD. I,
BLUE MEADOW
NEIGHBORHOOD

Atty. Chester Dzialo, representing Wesleyan Hills, PRD.I (Hill and Venture One of Conn.Inc.) for Blue Meadow Neighborhood Subdivision, made a request for the deferred final completion at this time because too much damage would be done to road surfaces, curbings, sidewalks and pathways by heavy trucks delivering cement mix and heavy materials.

Atty. Dzialo also requested that the Commission permit Hill to defer the installation and completion of bituminous surface to roads, curbing and sidewalks along the roads and pathways until such time as all foundations have been installed and completed in the subdivision no later than (no given month) 1981 and give final approval of the subdivision permitting the map to be filed and the conveyancing of lots therein.

Atty. Dzialo also stated that to insure that the deferred final completion be actually constructed and installed by Hill, Hill proposes to give the proper authority of the City of Middletown a year certificate of deposit (\$40,000) with the names of Hill and the City of Middletown and issued by a Middletown bank ("Bond"). If the work is not completed by (no month) 1981, the City of Middletown have the right to use all or any portion of the Bond to complete the work.

After a brief discussion, on motion and second by Comms. Lowry and Gionfriddo, that Wesleyan Hills be put on the Agenda for Aug. 13, 1980. Vote was unanimous.

Approved the transcript of Public Hearing items 2 & 3 of the May 14th, 1980, meeting. Items 1 & 4 were previously approved on July 9th, 1980, on motion and second by Comms. Shaw and Giuffrida. Vote was unanimous. 5/14/80

APP'D. P.H.
TRANSCRIPT

Approved the transcript of Public Hearing of June 11, 1980, on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous. 6/11/80

APP'D. P.H.
TRANS. 6/11/80

Approved minutes of July 9, 1980, on motion and second by Comms. Giuffrida and Shaw. Vote was unanimous. 7/9/80

APP'D. MIN
7/9/80

Accepted the withdrawal of Special Exception application to establish a car sales and repairs on Newfield Street in the I-2 Zone by Richard C. Bell, Sr., applicant, on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous.

ACCEPTED S.E.
WITHDRAWAL-
R.C. BELL-
NEWFIELD ST.

There was no further discussion on the Stormwater Detention proposal as it is in the process of being rewritten.

STORMWATER
DETENTION

There was no further discussion on the proposal to insure completion of Commission approved projects.

The Cypress Grill, on South Main Street informed the Commission that the off-street parking area had been paved and were now requesting a Certificate of Occupancy. The Commission wants to know why the traffic island was deleted before any further action was taken.

CYPRESS GRILL
S. MAIN STREET

Mrs. Rose Adorno, owner of the Middletown Drive-in Theater on Saybrook Rd. stated she had a buyer for the drive-in which was a non-conforming use in the R-1 Zone. The operation had been discontinued for over a year so it is no longer a non-conforming use. Mrs. Adorno said that the drive-in discontinued it's operation due to the City's Department of Health, Department of Water/Sewer and the Water Commissions actions.

MIDDLETOWN
DRIVE-IN
SAYBROOK RD.
MRS. R. ADORNO

Mrs. Adorno said she had done considerable amount of remodeling in April of 1979. She said she was also agreeable to whatever else was required to make the drive-in operable.

It was requested that a memo be sent to the City Attorney for an opinion concerning Mrs. Adorno's problem on motion and second by Comms. Gionfriddo and Woods. Vote was unanimous.

Director Reif informed the Commission that a memo had been sent to the City Attorney notifying him of Commission acceptance of the concept that the Mayors Contingency Fund be made available when an expert is necessary to testify or prepare reports on applications before city agencies.

FUNDS FOR EX-
PERT WITNESSES

Approved a 3 lot subdivision for Dieter Koss of Margarite Rd., on motion and second by Comms. Lowry and Gionfriddo. Vote was unanimous.

APP'D. 3 LOT
SUB. D. KOSS

Gave an affirmative report for G.S. 8-24 Review for proposed sewer extension on Coe Ave. and on Maple Shade Rd., on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous.

G.S. 8-24 RPT
SEWER EXTENSION
COE AVE.-MAPLE
SHADE RD.

Adjournment at 8:35 P.M. on motion and second by Comms. Lowry and second by Comms. Giuffrida.

ADJOURNMENT

Cos Giuffrida, Secretary
Planning and Zoning Commission