

AUGUST 10, 1977

Eric G. Lowry, Vice-Chm.; Dr. Christie E. McLeod; Paul P. Parisi; Seb J. Passanesi; Ralph H. Shaw, II; Robert F. Chamberlain; Mayor Anthony S. Marino COMMISSION MEMBER PRESENT

Edward J. Kalita, Chm.; Cos Giuffrida, Sec'y.; George L. Augustine; Thomas E. Lineberry; Conrad J. Tyaack COMMISSION MEMBER ABSENT

Dr. Christie E. McLeod acting Sec'y. for absent Sec'y. Cos Giuffrida; Robert F. Chamberlain acted for absent Chm. Edward J. Kalita ACTING MEMBERS

George A. Reif, Dir.; Catherine V. Raczka, Ass't. Dir.; Althea C. Rinaldi, Sec'y.; Florence Pelc, Public Hearing Transcriber STAFF

Philip G. Bauer, Engr., Public Works Dept.; Kim Smith, reporter, Middletown Press OTHERS

Mr. Ben Sierpinski, of 103 Highland Avenue discussion related to the steady increase of trailers. He stated that the trailer population has increased from 3 to 12 units within a 7/10's of a mile radius for the last two years. He also stated that tax was brought on a minimum on a 48,000 sq. ft. of building on a small portion of S. Main St. alone. His question was what about the rest of the City? Is this matter going to be footballed any longer? DISCUSSION WITH PUBLIC-BEN SIERPINSKI

Assn't. Dir. C.V. Raczka, showed slides relating to the CBD Study, with comments accompanying each slide. Ms. Raczka gave each Comm. member a draft report entitled Challenge and Opportunity: The CBD and Commercial Development in Middletown for their persual. CBD STUDY-ASSN'T. DIR. CATHERINE V. RACZKA-PRESENTATION

Dir. Reif, reported that Schuck's Gas Station had removed the price sign to a new location and reported that a new pole and sign would be placed in the location assigned by the Commission. CODE ENFORCEMENT ISSUES SHUCKS GAS STATION

Mayor Marino commented that he could not find any reference to trailers at gas stations in the Zoning Code therefore he felt it difficult to require their removal. Dir. Reif explained that it was necessary to interpret the Code in terms of site plan review requirements, set back requirements and expansion of non-conforming uses in order to deal with the trailer situation. TRAILERS AT GAS STATIONS  
The Mayor read parts of a letter from an unidentified citizen about Code enforcement which was critical of the Building Inspectors efforts.

A letter submitted to the Commission was given each Comm. Member. The letter was from Downey Side of Conn., Inc. written by Pres. Stanley Kosloski. He himself answered the question that had been asked the Commission previously, "What was the classification of the organization?" Mr. Kosloski wrote "We purchased a home in a residential neighborhood (36-38 Warwick St., Middletown) to establish a DOWNEY SIDE family. DOWNEY SIDE is NOT a group home..." DOWNEY SIDE OF CONN., INC.

At a previous Commission meeting J. Carta, Attorney for opponent cited that if Downey Side is considered a family, it is in violation of the Code.

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A Burger Chef representative for its company, who leases the Washington St. property asked if they could reopen the now closed Walt's Roast Beef Restaurant which has been closed since July, 1976 but was dismantled the last part of August and first part of September. The Zoning Code Regulations do not allow that use in an R-4 Zone and does not permit the reopening of a non-conforming use if it has been closed more than a year. The Burger Chef Company still pay taxes and utility bill for the premises. The representative agreed to submit written proof that the restaurant had not been formally closed for a year.

WALT'S ROAST BEEF RESTAURANT-WASHINGTON ST.-NON-CONFORMING USE R-4 ZONE BURGER CHEF LESSOR

Approved the change of Kentucky Fried Chicken exterior, a non-conforming use located on South Main St., on motion and second by Comms. Parisi and Passanesi. Vote was unanimous.

APP'D. KENTUCKY FRIED CHICKEN-S. MAIN ST. EXTERIOR

Leonard Smith, Agent, for Carmelo Aresco and Harriet Paterson, made a presentation to the Commission to determine, on a preliminary basis, the feasibility of a subdivision prior to formal application for property located on Paterson Drive. The property consists of 11 acres at the end of a cul-de-sac, with no City water or sewer. The parcel is the last in the Paterson Drive Development. It is situated such that access from other than Paterson Drive would be financially prohibitive. An acre lot would be retained by Harriet Paterson, on Maple Shade Road and two (2) 5 acre lots to Carmelo Aresco, on the cul-de-sac on Paterson Drive. Mr. Smith asked that the 60 ft. minimum front lot line requirements be waived in this instance. After discussion accepted lots with cul-de-sac at the end of Paterson Drive with an appropriate design according to the Public Works on motion and second by Comms. Shaw and Parisi. Vote was unanimous.

PATERSON DRIVE 3 LOT SUBDIVISION-PRELIMINARY-LEONARD SMITH REPRESENTING C. ARESCO-HARRIET PATERSON

Tabled subdivision proposal for J. & B. McAuliffe, owners, located in Payton Place, on motion and second by Comms. Shaw and Chamberlain. Vote was unanimous.

TABLED SUBDIVISION PROPOSAL-J. & B. McAULIFFE-PAYTON PL

Gave an affirmative G.S. 8-24 Report, concerning a proposal of "Dunklee/Miller House" owner Dr. Nelson, to purchase an adjacent parcel of land, on motion and second by Comms. Parisi and Shaw. Vote was unanimous.

AFFIRMATIVE G.S. 8-24 REPORT "DUNKLEE-MILLER HOUSE" DR. NELSON-NEWFIELD ST.

previously established  
Approved of a subdivision located on Country Club and Higby Roads, for Walter J. Gancarz, on motion and second by Comms. Chamberlain and Parisi. Vote was unanimous.

APP'D. SUBDIVISION COUNTRY CLUB/HIGBY ROADS-W.J. GANCARZ

The Department of Environment Protection requested comments for the Feldspar river water intake pipe proposal. It was suggested that no comments from the Commission be made, on motion and second by Comms. Parisi and Passanesi. Vote was unanimous.

NO COMMENTS FOR DEPT. RE: FELDSPAR RIVER WATER INTAKE PIPE PROPOSAL

Dr. Christie E. McLeod, Acting Secretary  
PLANNING AND ZONING COMMISSION

APPROVED AT THE MEETING OF \_\_\_\_\_