

PLANNING AND ZONING COMMISSION REGULAR MEETING

AUGUST 11, 1976

Ralph H. Shaw, II, Chm.; Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Secy.; Seb Passanesi; Dr. Christie McLeod; Edward J. Kalita; Paul P. Parisi; Mayor Anthony Marino; Alternate: Thomas E. Lineberry

COMMISSION
MEMBERS PRESENT

Alternates George L. Augustine; Gerald J. Lentini; Conrad J. Tyaack

MEMBERS ABSENT

Thomas E. Lineberry served for Edward J. Kalita who arrived at 7:37 and then for Cos Giuffrida who left early in the meeting.

ACTING MEMBER

George A. Reif, Dir.; Catherine V. Raczka, Assn't. Dir.; Althea C. Rinaldi, Secy.

STAFF

Philip G. Bauer, Engr., Public Works Dept.; D'Vera Cohn, reporter, Middletown Press; Reporter from the Hartford Courant; approx. 10 members of the public-at-large

OTHERS

Untabled, application tabled 7/28/76, for Westlake PRD II, Project 7, on motion and second by Comms. Lowry and Kalita.

APPROVED WESTLAKE
PRD, II, PROJECT
WITH STIPULATIONS

Atty. Karpel, William Von Mahland and George Smilas represented Westlake PRD II, Project 7. Fire Marshal Alfred Rasch submitted several recommendations. After a discussion, approved on motion and second by Comms. Lowry and Kalita, application for Westlake PRD II, Project 7, with stipulations that updated plans be filed showing all items required including fire alarm boxes and that Westlake Drive be maintained in passable condition. Vote was unanimous.

Untabled application tabled 7/28/76, for Wesleyan Hill, PRD I, Red Area Subdivision, on motion and second by Comms. Kalita and Lowry.

AGREED TO FINAL
APPROVAL-WESLEYAN
HILLS PRD I - RED
AREA SUBDIVISION

Agreed to give final approval for a subdivision in the Red Area of Wesleyan Hills PRD I, upon completion of all required improvements. This subdivision received preliminary approval on March 26, 1975, for the Hill Development Corp. Motion and second by Comms. Lowry and Parisi. Vote was unanimous.

Comm. Giuffrida left the meeting and Comm. Lineberry served in his place.

Untabled application tabled 7/28/76, for Snipes Terrace Subdivision application on motion and second by Comms. Lowry and Kalita.

AGREED TO GIVE
FINAL APPROVAL TO
SNIPES TERRACE
SUBDIVISION WITH
PROVISO

Atty. Joseph Borkowski represented Frank Snipes, owner of Snipes Terrace Subdivision. After a discussion agreed to give final approval to the subdivision at Snipes Terrace provided: (a) The utility and street systems are actually completed; (b) the City Attorney approves, as a legal procedure, an agreement that the law firm of Fortuna and Cartelli hold the sum of \$5,000 in escrow to guarantee the future installation of sidewalks in the entire ten (10) lot project.

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The subdivision involves ten (10) lots of which six (6) lots have previously received final approval. A motion and second by Comms. Parisi and Passanesi was made. Yes votes: Comms. Parisi, Passanesi, McLeod, Kalita, Lowry and Shaw. No vote: Comm. Lineberry.

Agreed to accept a substitute adaptive use for historic building at 148 College Street which is a restaurant, including the sale of wine and beer only, upon receipt of agreement to preserve the exterior of the building, for applicant Linda P. Faraci. Owners Gor-Mar Corporation. Motion and second by Comms. Parisi and Lineberry. Vote was unanimous.

AGREED TO APPROVE
SUBSTITUTION OF
ADAPTIVE HISTORIC
BUILDING-148 COL-
LEGE ST. UPON RE-
CEIPT OF AGREEMEN

Approved a previously established lot located on Liberty Street for owners Steven J. and Constance M. Wojas, represented by Atty. Vincent Marino, of the Law Office of Atty. Sal Mazzotta, on motion and second by Comms. Lowry and Passanesi. Vote was unanimous.

APPROVED ESTABLISH-
MENT OF LOT-
LIBERTY ST.-OWNER:
S.J. & C.M. WOJAS

Assn't. Dir. Catherine V. Raczka, reported that the Capital Improvement Program document is now completed. After a discussion, a Public Hearing was scheduled for September 8, 1976, with the goal of incorporating the C.I.P. in the Plan of Development.

CAPITAL IMPROVE-
MENT PROGRAM
DOCUMENT-SCHEDULED
P.H. SEPT. 8, 1976

Continuing the discussion about a modified zoning code, Dir. George Reif discussed specific proposals relating to signs. Material for the Commission to study was distributed.

CONTINUOUS DIS-
CUSSION MODIFICA-
TION ZONING CODE-
SIGNS

Adjournment on motion and second by Comms. Parisi and Passanesi, at 9:45 P.M.

ADJOURNMENT

Respectfully submitted

Cos. Giuffrida, Secy.
PLANNING & ZONING COMMISSION