

Paul P. Parisi, Chm.; Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Secretary; COMMISSION MEMBERS PRESENT
Comms. Walter J. Dreaher; Seb J. Passanesi; Rose Sbalcio; Alternate: Comm.
Louis Carta

Mayor Michael J. Cubeta, Jr.; Comm. Stephen T. Gionfriddo; Alternates: Comms. MEMBERS ABSENT
George L. Augustine; Mary C. Woods; Anthony Gaunichaux

Comm. Carta acted for absent Comm. Gionfriddo. ACTING MEMBERS

George A. Reif, Director; Althea Rinaldi; Mary Lee Dorflinger STAFF

Philip Bauer, Engr., Public Works; Robert Frank, Zoning Enforcement Officer; OTHERS
Jan Frazier, Reporter, Middletown Press; approx. 23 persons in the audience.

A public hearing was held prior to this meeting. There is a separate trans- P.H. PRIOR TO
cript of the public hearing. MEETING

Approved the following transcripts of June 10, 1981; June 24, 1981; July 8, 1981; APPROVED MIN.
1981 and July 22, 1981. Also approved minutes of July 22, 1981, on motion OF 7/22/81
and second by Comms. Lowry and Giuffrida. Vote was unanimous. TRANSCRIPTS OF
6/10/81-6/24/81
7/8/81-7/22/81

Continued to be tabled, proposed amendment to the Zoning Code to change lot TABLED PROPOSED
area and width requirements in the Zoning Code Section 21 where public sewer AMEND. TO ZONING
is not available (a) Delete reduction of minimum lot width (frontage on CODE RE: AREA
street) and area to 100 feet and 20,000 sq. ft. if only City water, but not REQUIREMENTS
sewer, is available. (b) Add to requirement for, "other permitted uses" FOR LOTS
public sewer and water to qualify for minimum lot width of 100 ft. and area SECTION 21
of 20,000 sq. ft. And further to set requirement of 200 ft. of lot width
and 40,000 sq. ft. of lot area if public sewer is not available.

Approved Special Exception to construct a medical office building at the APPROVED S.E.
corner of Church and Hubbard Streets in the R-4 Zone for Applicant/Agent COR. OF CHURCH/
Dale A. Rowett, M.D., for RST Associates, on motion and second by Comms. HUBBARD STS.
Lowry and Giuffrida. Vote was unanimous. Comm. Passanesi disqualified him- R-4 ZONE
self from participating on this item. OFFICE BLDG.

Continued on the agenda, the Department of Health's inquiry regarding mobile INQUIRY RE:
vending operations because a survey is still underway. MOBILE VENDING
OPERATIONS

Mr. Ben Chowaniec appeared before the Commission on behalf of himself and MAZZOTTA
his neighbors with a complaint on alleged Zoning Code violations by Mr. BOSTON RD.
Sebastian Mazzotta of 77 Boston Road. After a lengthy discussion, Comm. RE: ZON. CODE
Dreaher made the motion " To reaffirm the Commission's position to ask the VIOLATIONS
City Attorney to go ahead with the suit," seconded by Comm. Giuffrida. Vote
was unanimous.

Continued on the agenda, State authorization to designate scenic roads. STATE AUTHO-
RIZATION RE:
SCENIC RDS.

Gave an affirmative G.S. 8-24 Report, on motion and second by Comms. Lowry G.S. 8-24 REPORT
and Dreaher, for the following items: A THROUGH F
LISTED.

- A. Lease of Yacht Club building, including the brick paved area toward the boardwalk, to private sector for a restaurant.
- B. Lease of land on west side of Water Street from State of Connecticut for parking in support of restaurant.

- C. Sale of John Delliber House (68-72 Ferry Street) for historic restoration as an adaptive re-use.
- D. Sale of land between Master Supply and Shlien's Furniture Company for private commercial development. The disposition parcel shall be 25'± in width, allowing for a 12' wide pedestrian walk.
- E. Purchase of property at 726 Main Street as part of North End Meetinghouse restoration project.
- F. Swap of land between City and South Green Associates adjacent to Mather Douglas House to allow for location and restoration of Danforth Pewter Shop.

Vote was unanimous on all of the above items.

Continue to August 26, 1981, the Public Hearing for proposed subdivision known as Royal Oak Park II, to be located on Route 17, Middletown/Durham Town line. The developer is PHS Development Corp. Applicant/Agent A. Thomas White, Attorney.

CONTINUE TO
8/26/81 P.H.
ROYAL OAK PARK
II-PROPOSED SUB-
DIV.-RT.17
M'TOWN/DURHAM
LINE-70 LOTS
PROPOSED S.E.
SNETCO-IT ZONE
MIDDLE ST.
REQUEST DECISION

Ann Zukel, Applicant/Agent for proposed Special Exception to construct a utility building on Middle Street in the IT Zone, by SNETCO, requested that a decision be made the same night of the Public Hearing. The motion was made by Comm. Lowry to vote on the above item. However, there was no second to the motion. The Commission rarely votes on the same night that a proposal is heard.

NO REPORTS.

REPORTS

Adjournment at 10:45 P.M.

ADJOURNMENT

Paul P. Parisi, Chairman
Planning and Zoning Commission

Approved at meeting of _____