

PLANNING AND ZONING COMMISSION REG. MEETING

AUGUST 13, 1975

Ralph H. Shaw, II, Chm.; Eric G. Lowry, Vice-Chm.; Seb J. Passanesi; Sebastian J. Garafalo; Edward J. Kalita; Betty Matteo; Alternates: George L. Augustine; David A. Bengtson	MEMBERS PRESENT
Cos Giuffrida, Secy.; Alternates: Gerald J. Lentini; Kent M. Scully	ABSENT
George A. Reif, Dir.; Catherine V. Raczka, Ass't. Dir.; Althea C. Rinaldi, Staff Secy.	STAFF
Phil Bauer, Engr., Public Works Dept.; D'Veira Cohn, reporter, Middletown Press; Carolyn Caprioglio, reporter, Hartford Times	OTHERS
Comm. Passanesi, Acting Secy., for Comm. Giuffrida; Comm. Augustine acting for Comm. Giuffrida	ACTING MEMBERS
Atty. John Shaw, representing McAuliffe Radio Service at 921 Saybrook Rd., presented an application for a proposal of a non-conforming use for an expansion of their building. The business would move into an existing garage which would be large enough to use for servicing. There would be no additional signs and parking would be adequate. The expansion would be 47X32 which would be more than a 25% increase. At present there are 3 uses on 1 lot; a single family home, a mobilehome and a radio service business. Comm. Passanesi disqualified himself from participating. A public hearing ^{will} be scheduled on motion and second by Comms. Matteo and Kalita. Vote was unanimous.	McAULIFFE RADIO SERVICE-921 SAYBROOK RD. NON-CONFORMING USE
HELCO reported their decision on the proposed substation location near Dooley Pond which would meet all requirements, 10ft. buffer strip and 60 ft. buffer area. The substation is a permitted use in the zone it is to be located in.	HELCO-SUBSTATION DOOLEY POND AREA DECISION MADE
Approved : revised map of a building lot on Newfield St. on the property of the Michael Kane Brick Co. The revised map shows the HELCO right-of-way. A map previously approved has been filed in the Office of the Town Clerk, on motion and second by Comms. Kalita and Garafalo. Vote was unanimous.	APPROVED REVISED MAP FOR MICHAEL KANE BRICK CO. HELCO-RIGHT-OF-WAY NEWFIELD ST.
G.S. 8-24 Report, concerning Fagan Ave. and redesign of the former Bunce parking lot. Gave affirmative report for the City proposal to convey to owners of property adjoining on the west the interest of the City in land located on the westerly side of a boundary line to be established between the property of the City of Middletown and the property of said owners, which line is shown on a map entitled "Fagan Avenue Relocation, Map showing Parcels to be Transferred Or Leased, City of Middletown, Conn." to be filed in the Middletown Town Clerk's Office. Map dated 7/11/75, on motion and second by Comms. Matteo and Lowry. Vote was unanimous.	G.S. 8-24 REPORT AFFIRMATIVE-CONVEYANCE OF PROPERTY-FAGAN AVE
The draft copy of the Annual Report for Fiscal Year 1974-75 was distributed to Commission Members for their perusal.	ANNUAL REPORT-FY 1974-75 - DRAFT
Letters regarding P.R.D.'s was distributed concerning relationship of the City Zoning Code Regulations and Homeowners/Occupants Associations.	LETTERS RE: PRD'S

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The Dept. of Transportation made an inquiry about how the Sand Hill Road lot could be made a usable lot in addition to a legal lot. The Commission agreed the D.O.T. must go to the various proper agencies for the potential use of the lot.

D.O.T. INQUIRY
SAND HILL ROAD LOT

The Commission was notified that low cost copies of the Plan of Development are being made and will be distributed to various citizens and agencies. The Commission was also advised that Ms. Raczka will be taking two weeks vacation the first 2 weeks of September.

LOW COST PLAN OF
DEVELOPMENTMS. RACZKA'S SEPT.
VACATION

Minutes and transcripts of previous meeting - Minutes of 7/23/75
Transcripts of 6/11/75 and 7/9/75 were tabled.

MINUTES AND TRANS-
SCRIPTS - TABLED

It was suggested that the fixed adjournment time for meetings would be 11:00 P.M. A proposal that no decisions be made on Public Hearing items until the next mtng., on motion and second by Comms. Passanesi and Garafalo. Yes votes: Comms. Passanesi, Garafalo and Kalita. No votes: Comms. Matteo, Lowry, Augustine, Bengtson, Shaw. The motion failed to carry.

REG. MTNG. AND
PUBLIC HEARING
SUBJECT

Adjournment, on motion and second by Comms. Matteo and Garafalo. ADJOURNMENT
Vote was unanimous.

Seb. J. Passanesi, Acting Secy.
Planning and Zoning Commission