

Ralph H. Shaw, II, Chm.; Eric G. Lowry, Vice-Chm.; Sebastian J. Garafalo; Seb J. Passanesi; Betty Matteo; Alternates: Gerald J. Lentini; David P. Bengtson; Kent M. Scully

COMMISSION MEMBERS PRESENT

David B. Mylchreest, Secy.; Edward J. Kalita; Alternate: George L. Augustine

MEMBERS ABSENT

George A. Reif, Dir.; Catherine V. Raczka, Ass't. Dir.; Althea Rinaldi

STAFF

Philip Bauer, Engr., Public Works Dept.; Sherman Beinhorn, reporter, Middletown Press; 20 members of the public at large.

OTHERS

Sebastian J. Garafalo was acting Secretary for absent David B. Mylchreest.

ACTING MEMBER

Atty. Steele representing Sam Levitsky requested a speedy decision so the removal of natural resources could be carried out. Work stoppage was done at the request of the Commission until a Special Exception application had been submitted. A bond for one year for \$3,000 had been given for the 4 acres of land. The removal would take approx. 6 to 8 months.

SAM LEVITSKY TEMPORARY APPROVAL UNTIL PUBLIC HEARING IS HELD

It was stipulated that the land would not be used for a junk yard, as long as Mr. Levitsky owned the property, and only for the use that is permitted in the I-1 Zone. After a lengthy discussion with Atty. Steele and Mr. Levitsky the Commission gave temporary approval to the application until a public hearing was held to consider the granting of a Special Exception which was scheduled for Sept. 11, 1974, on motion and second by Comms. Matteo and Garafalo. Vote was unanimous.

Tabled, proposed application for Kenneth Gouin, Portland for the construction of additional marina facilities on the Portland side of the Connecticut River in territory under the jurisdiction of Middletown, for additional information.

TABLED, KENNETH GOUIN-MARINA FACILITIES PORTLAND SIDE-CONNECTICUT RIVER

Approved in part, the application by Salvatore Didato, for expansion of his non-conforming use located at the southeast corner of Broad and William Streets. The proposed development of the land for parking and driveway was not approved, on motion and second by Comms. Lowry and Scully. Comm. Scully sat for Comm. Passanesi who excused himself from participating. Vote was unanimous.

SALVATORE DIDATO-APPR EXPANSION AT BROAD & WILLIAM STREETS LAND FOR PARKING AND DRIVEWAY NOT APPROVED

A report was authorized to the Common Council, as required by General Statutes Sec. 8-24, as follows:

APPROVED-G.S.8-24 ITE AS AUTHORIZED TO COMMON COUNCIL

- (a) Approved the leasing of parcel of land at the rear of Kabachnick's store, the removal of an existing fence and the integration of the

land into the proposed City owned parking facility;

(b) The integration of Fagan Avenue into the proposed City owned parking facility;

(c) Approved possible demolition of three accessory buildings on the City owned former Bunce's parking lot, on motion and second by Comms. Passanesi and Matteo. Vote was unanimous.

(d) Approved sale of City owned land contiguous to property of Louis Annino on Greenlawn Road on motion and second by Comms. Garafalo and Lowry. Vote was unanimous.

After a brief discussion with Atty. Borkowski, representing Paul Logiudice, approved the application by owner Paul Logiudice, for Special Exception to permit possible use of the building located at 412-414 South Main Street, an R-3 Zone for business and professional offices as specified in Item 44.08.08 of the Zoning Code or for a neighborhood convenience facility for beautician services on motion and second by Comms. Lowry and Garafalo. Vote was unanimous.

APPROVED APPLICATION  
PAUL LOGIUDICE  
412-414 S. MAIN ST.

Tabled application for proposed addition and enlargement of parking area to the Cypress Grill, located on South Main Street, a non-conforming land-use in an R-1 Zone. Owner James V. Carta. He was advised to contact Mr. Reif for a modified site plan, on motion and second by Comms. Lowry and Matteo. Vote was unanimous.

TABLED APPLICATION  
CYPRESS GRILL-SOUTH  
MAIN ST.-JAMES B.  
CARTA

William Kuehn and Philip DeRing presented a sketch of Main Street from St. John's Circle north, to Church Street South, drawn by Consultants Raymond Parish and Pine. The area to be concentrated on would be from Washington Street south, to the South Green. The street would be narrowed to half of its width now and would be bordered by greenery and tree-lined sidewalks.

MIDDLETOWN DEVELOPMENT  
COMM. & CHAMBER OF  
COMMERCE DIRECTOR'S  
PRESENT A SKETCH FOR A  
MINI-MALL

The City and the Redevelopment Agency would be sharing expenses for approx. \$13,000 to have a plan developed which would be translated into construction specifications and then could be built. The roadway would have curves which would be a sharp difference from the straight way. The lane of traffic would be 12 feet wide on either side and plus eight feet shoulders. The street at the present time is approx. 90 feet. One of the widest streets in the State. Parking would be permitted but would be reduced greatly only with the specific sections.

The Synagogue is requesting permission to expand their sanctuary. About 60 X 100 feet, 1 story building. A site plan of the entire Institutional Block designed by Mr. Reif was reviewed. The entire Synagogue building would be made available as a

REQUEST FOR EXPANSION  
SYNOGOGUE-REVIEWED

non-secretarian Community Center.

After a discussion, on motion and second by Comms. Lowry and Garafalo, it was voted to transfer the information to Redevelopment Agency, with an affirmative opinion that the concept be implemented. Vote was unanimous.

The recommended plan was in response to the Redevelopment Agency's letter of April 17, 1974.

The staff was informed that their salary would be increased rectroactive from July 1st, 1974, as previously proposed.

STAFF SALARY

ADJOURNMENT

Respectfully submitted,

Sebastian Garafalo  
Acting Secretary