

AUGUST 23, 1978

Paul P. Parisi, Chm.; Cos Giuffrida, Sec'y.; Dr. Christie E. McLeod; Ralph H. Shaw, II; Mayor Anthony S. Marino; Alternates: George L. Augustine; Robert F. Chamberlain; Daniel Z. Shapiro; Conrad J. Tyaack

COMMISSION MEMBERS PRESENT

Dr. Eric G. Lowry; Vincent J. Loffredo; Seb J. Passanesi

MEMBERS ABSENT

Comm. Augustine acted for absent Vice-Chm. Dr. Eric Lowry; Comm. Tyaack acted for absent Comm. Loffredo; Comm. Chamberlain acted for Comm. Passanesi

ACTING MEMBERS

George A. Reif, Dir.; Catherine V. Raczka, Assn't. Dir.; Althea C. Rinaldi, Sec'y.; Florence Pele

STAFF

Ron Winter, reporter, The Hartford Courant; Kim Smith, reporter, Middletown Press; Approx. 10 members of the public at large

OTHERS

Approved minutes of July 26, 1978, with corrections made to item for Special Exception for a private club, Ancient Order of Hibernians, Comm. Shaw voted no, (not disqualified himself from voting as written), on motion and second by Comms. McLeod and Augustine. Vote was unanimous.

APP'D. MINUTES OF 7/26/78 WITH CORRECTIONS

Approved minutes of August 9, 1978, with corrections made to item on Metro Square Banking Facilities, to read: approved at meeting of Oct. 26, 1977, not as written (July 26, 1978), on motion and second by Comms. Shaw and Augustine. Vote was unanimous.

APP'D. MINUTES OF 8/9/78 WITH CORRECTIONS

Accepted withdrawal of Special Exception for Day Care Center, 259 Ballfall Road, applicant, Frank J. Tarallo, on motion and second by Comms. Giuffrida and McLeod. Vote was unanimous.

ACCEPTED WITHDRAWAL S.E. DAY CARE CENTER-259 BALLFALL RD.-F. TARALLO APP'D. S.E. BUILDING-234 COURT ST. A.T. WHITE WITH STIPULATIONS

Approved application for a Special Exception to use a building at 234 Court St., R-4 Zone, for professional office on first floor, and retain apartments on second for applicant A. Thomas White, with the stipulation that it meets approval of the Public Works Dept. drainage system, on motion and second by Shaw and Chamberlain. Vote was unanimous. Comm. Shapiro acted for Cos Giuffrida, who was not at the public hearing of 8/9/78.

Tabled application for 8 lot subdivision off Jacob Terrace to be called "Chimney Hill", applicant B. & L. Sierpinski, on motion and second by Comms. Shaw and Shapiro. Vote was unanimous.

TABLED 8 LOT SUB. OFF JACOB TERR. B.&L. SIERPINSKI

Mayor Marino request to be put on record, that recommendations had been made to change the voting requirements in the last Charter Revision, but rejected by the Commission. The above item was tabled due to insufficient votes to carry for an approval. A vote of five (5) is required to carry a motion.

MAYOR MARINO'S REQUEST TO BE PUT ON RECORD

Assn't Dir. Raczka gave a presentation on the Economic Component revisions pertaining to the Central Business District and commercial areas, and other revisions intergrate into the Plan of Development general descriptive information i.e. commission members, population estimates, government units. Motion and Second by Comms. Shaw and Augustine to adopt the Economic Component revision to the Plan of Development. Vote was unanimous. On motion

APP'D. AMENDMENT TO THE PLAN OF DEVELOPMENT-REVISIONS-PRESENTATION BY ASSN'T. DIR. RACZKA

and second by Comms. Shaw and Dr. McLeod, to approve the other revisions to the Plan of Development. Vote was unanimous.

Assn't. Dir. Raczka, also commented on the Community Facilities Inventory along with the Community Facilities Plan. Both documents are being revised and updated at all times. Latest additions to the CFP are the Health Dept. expansion in the Municipal Bldg. and Mass Transit System.

COMMUNITY FACILITIES INVENTORY & COMMUNITY FACILITIES PLAN-ASSN'T. DIR. RACZKA

Dir. Reif presented the proposal for surface drainage system protection (a draft for Section 45-Streambelt Regulations). The proposal was scheduled for public hearing, Sept. 13, 1978, on motion and second by Comms. Giuffrida and Shaw. Vote was unanimous. The Inland-Wetlands and Watercourse Agency is to be notified of the proposal scheduled for public hearing.

SCHEDULED FOR P.H. SURFACE DRAINAGE SYSTEM

A Historic Survey Review presentation was given by Barbra Ann Cleary, Trust's Survey Director. There were slides showing historical and architectural resources with comments given by Ms. Cleary. Copies of Historic Resources Inventory Forms for Buildings and Structures were presented to Commission members. Prior to Ms. Cleary's presentation Dir. Reif read the guidelines to the Survey, which is below.

HISTORIC SURVEY REVIEW-MS. BARBRA ANN CLEARY, DIR. SURVEY TRUST

"The City is providing some public money to finance a survey of historical and architect resources by a team of persons assembled for that purpose by a private non-profit group named The Greater Middletown Preservation Trust.

HISTORIC SURVEY GUIDELINES

The contractual agreement between the City and the Trust requires that the Planning & Zoning Commission be afforded the opportunity to review and evaluate the progress of the survey on an on-going basis. As also required by the City's agreement the Planning Director and Assistant Director have been in communication with the Trust surveyors.

This presentation is the first opportunity for your evaluation.

Please be aware that the contract provides for the final survey presentation format to show historical and architectural resources identified by the Planning and Zoning Commission.

That means simply that the Commission may put its stamp of approval on some or all of the buildings identified by the Trust survey. It also means that the Commission can add structures not identified by the Trust survey.

The desired goal when the survey is in its final form (scheduled for October) is a document which can state in its introduction that the Planning and Zoning Comm. of Middletown accepts the survey results as its list of Historic and Architectural Sites worthy of Preservation."

Scheduled for a public hearing amendment to the Zoning Code on motion and second by Comms. Shaw and Chamberlain, to change height restriction for office bldg., increase to 6 stories instead of present 3 stories in the Transitional Zone, for Sept. 13, 1978.

AMENDMENT TO ZONING CODE-P.H. 9/13/78-T.D. ZONE-CHANGE HEIGHT OF OFFICE BLDG. FROM 3 TO

Yes votes: Comms. Shaw, Chamberlain, Giuffrida, Dr. McLeod, Augustine. No vote: Comm. Tyaack.

Adjournment at 9:15 P.M., on motion and second by Comms. Shaw and Giuffrida. Vote was unanimous.

ADJOURNMENT

Approved at meeting of 9/13/78 Cos Giuffrida, Secretary
 Planning & Zoning Commission