

AUGUST 24, 1977

Edward J. Kalita, Chm.; Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Sec'y.; Dr. Christie E. McLeod; Paul P. Parisi; Seb J. Passanesi; Ralph H. Shaw, II; George L. Augustine; Robert F. Chamberlain; Thomas E. Lineberry; Conrad J. Tyaack

COMMISSION MEMBERS PRESENT

Mayor Anthony S. Marino; Philip G. Bauer, Engr., Public Works Dept.

MEMBERS ABSENT

Comm. Augustine acted for Comm. Parisi who left at 8 P.M.

ACTING MEMBER

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

STAFF

Sherman Beinhorn, reporter, Middletown Press and approx. 12 others

OTHERS

Approved minutes of July 27, 1977, on motion and second by Comms. Lowry and Parisi. Vote was unanimous.

MINUTES OF 7/27/77 APPROVED

Approved transcript of Public Hearing of August 10, 1977, on motion and second by Comms. Lowry and McLeod. Vote was unanimous.

TRANSCRIPT 8/10/77 P.H. APP'D

Approved minutes of August 10, 1977, on motion and second by Commis. Lowry and Shaw. Vote was unanimous.

MINUTES OF 8/10/77 APPROVED

Atty. Andy Becker, representing Ingham Hill Corp., Essex, Ct. (ARC) for Willow Hill, Section 2, updated the Commission on the lawsuit that had involved the City of Middletown and Planning & Zoning Commission, filed by Leo Klare, an abutting property owner. Atty. Becker stated that the suit had been withdrawn with a financial settlement made to Leo Klare on July 20, 1977., therefore Atty. Becker requested a final approval for 20 lots in the Willow Hill, Sec. 2, subdivision. The Commission after a discussion requested that a letter be sent to the City Attorney for his evaluation. The request was tabled on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous. Comm. Augustine acted for Comm. Parisi who had left.

TABLED-WILLOW HILL SEC. 2 - FINAL APPROVAL

Approved text amendment to the Zoning Code specifically Item 44.08.26A, concerning Historic and/or Architectural Preservation Sites and Structures to read: "The site, building or structure proposed shall be designated for preservation by the Commission following criteria established by the National Trust for Historic Preservation." And delete from Item 44.08.26-8 the last line which states: "No structure shall be proposed for an adaptive public assembly use." Effective date September 6, 1977, on motion and second by Comms. Parisi and Shaw. Vote was unanimous.

APPROVED TEXT AMENDMENT TO ZONING CODE HISTORIC AND/OR ARCHITECTURAL PRESERVATION SITES AND STRUCTURES

Approved designation of the Commodore Macdonough Inn as a Historical Architectural Preservation Site and Structure and its use as an Inn a suitable adaptive use. Effective date September 6, 1977, on motion and second by Comms. Shaw and Parisi. Vote was unanimous.

APPROVED DESIGNATION OF COMMODORE MACDONOUGH INN AS HISTORICAL/PRESERVATION SITE

Mr. Shea and Mr. Green proponents for the Westfield Association subdivision at Stantack Road and Atkins Street, requested a preliminary approval for their 40 lot subdivision based on an approval given them by the Health Dept. The Commission tabled their request on motion and second by Comms. Augustine and Lowry because the Planning and Zoning Staff did not receive any verification of approval from the Health Dept. Also the Commission felt they should wait for the Inland-Wetland report. Vote was unanimous.

TABLED WESTFIELD ASSOC. SUBDIVISION-STANTACK RD. & ATKINS ST.

Tabled J. & B. McAuliffe lot split on Pleasant View Drive, on motion and second by Comm. Shaw and Giuffrida. Vote was unanimous.

TABLED-SUB. J&B MCAULIFFE

Approved reuse of the former Walt's Roast Beef/Burger Chef facility, a non-conforming use, Washington Street. It was established that the vacancy was officially Aug. 28 and 29, 1976, and that an application be received prior to Aug. 28, 1977, on motion and second by Comms. Shaw and Giuffrida. Vote was unanimous.

APPROVED REUSE WALT'S ROAST BEEF/BURGER CHEF WASHINGTON ST. NON-CONFORMING USE R-4

Assn't. Dir. Cathy Raczka gave a report on the CBD Study on surrounding land uses in the downtown area. A worksheet was used in the discussion. The CBD topic were divided into six topics: physical form, content, places, commerce, civic and housing. For each topic the situation are described, issues articulated, and policies and actions are proposed.

CBD STUDY REPORT BY ASSN'T. RACZKA

Scheduled for Sept. 14th Public Hearing were the following items:

- Special Exception---McDonald's Drive-up facility, Washington St.
- Special Exception---Photo Corral, Drive-up facility, Washington St.
- Special Exception---Drive-up windows in a B-3 Zone
- Rezoning---R-2 to B-2, Newfield St., Joseph Otfinoski, Applicant.

PUBLIC HEARING ITEMS---SCHEDULED FOR SEPT. 14th

Approved subdivision for Eli Constantine, Ballfall Rd, on motion and second by Comms. Shaw and Giuffrida. Vote was unanimous.

APP'D. SUB. FOR E. CONSTANTINE BALLFALL RD.

No action was taken on a proposal to add "Thompson Park" vicinity of Dennison Rd. and Rt. 9, to the Plan of Development until proper information is received by the Planning and Zoning Commission. Dir. Reif was advised to send a memo to W. Kuehn, Dir. of MDC stating that a Commission member of the Citizen Advisory Committee reported that they were in complete opposition to the park's location. The Commission would like to know who requested the proposal. Comm. members wondered how a name was designated for the proposed park. The Comm. members felt that the Park and Recreation Comm. should make the recommendation to the Planning and Zoning Commission not MDC.

DISCUSSION ON PROPOSED PARK "THOMPSON PARK" DENNISON RD. & RT. 9

Gave an affirmative G.S. 8-24 Report for land acquisition of 7.4 acres for realignment of Country Club Road and Atkins Street. A previous acquisition proposal had involved 3 acres, requested by Dir. of Public Works, on motion and second by Comms. Augustine and Lowry. Vote was unanimous.

AFFIRMATIVE G.S. 8-24 REPORT-7.4 ACRES LAND-REALIGNMENT OF COUNTRY CLUB RD. & ATKINS STREET

Approved of a 3 lot subdivision for E. I. Schwartz, Ballfall Rd., on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous.

APP'D. 3 LOT SUB. E.I. SCHWARTZ-BALLFALL RD.

Adjournment at 10:39 P.M.

ADJOURNMENT