

Ralph H. Shaw, Chm.; Eric G. Lowry, Vice-Chm.; Cos Giuffrida, MEMBERS PRESENT  
Secy.; Seb J. Passanesi; Sebastian J. Garafalo; Edward J. Kalita;  
Betty Matteo; Alternates: George L. Augustine; David A. Bengtson

Alternates: Gerald J. Lentini; Kent M. Scully MEMBERS ABSENT

George A. Reif, Dir.; Althea C. Rinaldi, Staff Secy. STAFF

Philip G. Bauer, Engr., Public Works Dept.; D'Veira Cohn, OTHERS  
reporter, Middletown Press; Peter Caprioglio, reporter,  
Hartford Times

Mr. Barnett, President of Fieldbrook, PRD, presented a FIELDBROOK PRD V  
development phase plan. The phases are necessary to meet DEVELOPMENT PHASE  
the requirements of the Conn. Housing Financing Authority PLANS-APPROVED WITH  
and FREDY/MAC financing. A separate map of open space is on STIPULATIONS  
file with the Town Clerk and the Open Space land has been  
deeded to the Fieldbrook Association, Inc. comprised of  
current homeowners and the developer. To date 9 homes have  
been completed in Phases 1 and 2. Titles to 5 homes have  
been delivered and 2 are under contract. They are planning  
to start phase 3 soon.

After discussion the development phasing plan for Fieldbrook  
was approved with the following features and stipulations:  
(a) Ten phases are designated; (b) Phase 1 includes the  
common open space (already deeded to the Fieldbrook Assoc.);  
(c) Phase 2 will not be accepted as being complete until  
open space elements (paths, recreation facilities, seating  
and planting) are installed; (d) Phase 3, 6, and 9 will not  
be accepted as being completed until associated street  
cul-de-sacs are available for vehicular use.

A plan showing the approved phases is on file in the Office  
of the Commission. Approved on motion and second by Comms.  
Kalita and Garafalo. Vote was unanimous.

Atty. Frank Borowy, of Hartford, representing the seller, CERTIFICATION OF A  
(Pauline Embleton) and Atty. Andrew Becker, of Middletown, LOT-BURR AVE. AND  
representing the purchases, requested certification of a MILL STREET-PAULINE  
lot. They presented a survey tracing of a parcel of land EMBLETON  
known as 73 Mill Street - dated April, 1893 "Estate of  
Samuel Cole".

During the years the parcel merged with the adjoining  
Parmelee parcel. In 1948, a map of record showed this.  
In 1974 a parcel similar to the 1893 lot was conveyed to  
Pauline Embleton. Both Attorneys felt that without  
Commission certification there was a flaw in the title.

After a discussion the lot at the southwest corner of  
Burr Avenue and Mill Street, was approved as a legal  
lot on motion and second by Comms. Matteo and Garafalo.  
Vote was unanimous.

Approved site plan for the Dunklee House, located on Newfield APPROVED SITE PLAN  
Street for owner Peter Nelson, on motion and second by Comms. DUNKLEE HOUSE-PETER  
Giuffrida and Garafalo. Vote was unanimous. NELSON-NEWFIELD ST.

SEPTEMBER 10, 1975

Mr. William Charatan, of 144 Washington Street submitted a proposed Special Exception, for alterations to a 2nd floor of an existing rooming house to make three apartments. The lot size and parking requirements meet the Zoning Code Regulations but didn't meet the requirements for open space in the B-3 Zone.

PUBLIC HEARING TO SCHEDULED FOR A SPECIAL EXCEPTION WILLIAM CHARATAN 144 WASHINGTON STR

After a discussion, it was determined that a Public Hearing be scheduled, on motion and second by Comms. Matteo and Garafalo. Vote was unanimous.

Kentucky Fried Chicken at 382 South Main Street, a non-conforming use, submitted an application for a proposed expansion of their parking lot area and an exit to Lake Street. Comm. Garafalo excused himself from participating and Comm. Bengtson served in his place.

KENTUCKY FRIED CHICKEN-382 SOUTH MAIN ST.-EXPANSION OF PARKING LOT AREA AND EXIT TO LAKE S

The decision was made to table the application for further study.

The Chairman reported that members of the Commission, the Staff Director, Wm. Mahland representing ARC, and about 10 members of the Highlands Assoc. made a field inspection of the Westlake PRD Saturday Sept. 6, 1975.

WESTLAKE PRD-OPEN SPACE-FIELD TRIP

ARC is requesting the modification of open space in Westlake. Eleven new parcels are being proposed for resubdivision. No schematic plans have been submitted to the Commission to show the overall proposed project. The streambelt was shown on the original open space plan but was deleted in the 1971 change. There was no all over designs because each project was done in a piece-meal fashion. The original plan showed size, and shapes of project areas and included 44 acres of open space.

The density was shown on the original proposal but have changed as various projects were developed. Mr. Mahland stated that their density decreases in some projects and would be picked up in the future projects. Open space near I-91 would function as a pathway system. He projected 200 or more units a year would be built, this would be adjusted to reflect the market.

Atty. Gassner, of Hartford, representing 201 members of the Highland/Westlake Assoc. replied to Atty. Karpel's (representing ARC) statement of the Public Hearing Aug. 13, 1975. He (Atty. Gassner) read excerpts from the "Westlake Documents-Westlake Assoc. Inc.-Certificate of Covenenats and Restrictions."

Atty. Gassner stated that this was not a private battle and he said he would forward his statements to the Planning Director's office.

Tabled application for resubdivision and realignment of open space, (Corrected as pending on receipt of schematic plans and showing density, type of dwelling units, vehicular system and that the Chairman consult the City Attorney via the Mayor for legal opinion if the Commission has any legal involvement regarding opposing opinions submitted by attorney's. However, if the City Attorney's work-load prohibits submitted at 9/24/75 Mtng.)

rendering an early decision and that the Chairman seek outside counsel, on motion and second by Comms. Kalita and Passanesi.

Yes votes: Comms. Kalita, Passanesi, Garafalo, Guiffrida, Lowry, Shaw. No Vote: Comm. Matteo.

ADJOURNMENT

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Respectfully submitted,

Cos. Giuffrida, Secretary,  
Planning and Zoning Commission