

Paul P. Parisi, Chm.; Dr. Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Sec'y.; Walter J. Dreaher; Ralph H. Shaw, II; Alternates: George L. Augustine; Robert F. Chamberlain; Mary C. Woods	COMMISSION MEMBERS PRESENT
Mayor Michael J. Cubeta, Jr.; Stephen T. Gionfriddo, (present at public hearing); Seb J. Passanesi; Anthony J. Gaunichaux	MEMBERS ABSENT
Acting for absent Seb J. Passanesi was George L. Augustine; acting for absent Stephen T. Gionfriddo was Robert F. Chamberlain	ACTING MEMBERS
George A. Reif, Dir.; Catherine V. Raczka, Assn't. Dir.; Althea Rinaldi; Mary Lee Dorflinger	STAFF
Philip G. Bauer, Engr., Public Works Dept.; Jeff Kotkin, reporter, Middletown Press; 3 members of the audience	OTHERS
Approved conversion from residences to offices in the Transitional Development Zone, at 158-160 East Main Street, for applicant John E. Freeland, on motion and second by Comms. Giuffrida and Augustine. Vote was unanimous. A decision was requested by the applicant. This item appeared on the public hearing on Sept. 10, 1980.	APP'D. CON- VERSION-T.D ZONE-JOHN E FREELAND- E. MAIN ST
Approved transcript of 8/27/80 meeting on motion and second by Comms. Lowry and Shaw. Vote was unanimous.	APP'D. TRAN 8/27/80
Approved minutes of 8/27/80 meeting on motion and second by Comms. Dreaher and Augustine. Vote was unanimous.	APP'D. MIN. 8/27/80
Adopted text amendment to the Zoning Code concerning Solid Waste Manage- ment as approved by Common Council Sept. 2, 1980, effective date set for Sept. 15, 1980, on motion and second by Comms. Lowry and Shaw. Vote was unanimous.	ADOPTED Z.C TEXT AMEND- MENT-SOLID WASTE MGMT.
No action was taken on the Adorno drive in theater land use status because the City Attorney's opinion has not been received to date concerning the reason the non-conforming use was discontinued.	ADORNO DRIVE-IN THEATER
No action was taken on the Hartford National Bank & Trust site plan be- cause no site plan has been presented for staff review to date.	HARTFORD NAT'L. BANK
Continued to table the Stormwater Detention proposal on motion and second by Comms. Shaw and Giuffrida. Vote was unanimous.	TABLED STOR WATER DETEN
There was nothing to report at this time on the enforcement and related issues. It was requested that the Director continue to make reports on all issues.	ENFORCEMENT & RELATED ISSUES
Recommended the City purchase State land off the ramp of relocated RT. 72, at the railroad tracks for G.S. 8-24 Report, on motion and second by Comms. Dreaher and Augustine. Vote was unanimous.	G.S. 8-24 RT. 72 PURCHASE
Dir. Reif said he is waiting for the City Atty. to approve a contract be- tween Hill Development and Middletown allowing final approval without all required work being completed. The contract could be the basis for Subdivision Regulations revision.	SUBDIVISION REGULATIONS PROBABLE REVISION
Dir. Reif reported that the City may lose the historical marker offered by the State if the text which the Commission requested John Reynolds to write was not available soon.	HISTORICAL MARKER FOR CITY
Dir. Reif, stated that the section on Flood Plain Regulations of the Zon- ing Code needed to be updated and a references to new maps be made. It was suggested to be put on the public hearing for Oct. 8, 1980.	UPDATING OF FLOOD PLAIN REGULATIONS
REPORTS: Midstate, Comm. Chamberlain; Redevelopment, Comm. Lowry; I/W, Comm. Shaw	REPORTS
Adjourned at 10:55 P.M.	ADJOURNMENT

Cos Giuffrida, Secretary  
PLANNING AND ZONING COMMISSION

Paul P. Parisi, Chm.; Dr. Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Sec'y.; Walter J. Dreaheer; Stephen T. Gionfriddo; Seb J. Passanesi; Ralph H. Shaw, II; Alternates: George L. Augustine; Robert F. Chamberlain; Anthony L. Gaunichaux; and Mary C. Woods	COMMISSION MEMBERS PRESENT
Mayor Michael J. Cubeta, Jr.	MEMBERS ABSENT
George A. Reif, Director; Catherine V. Raczka, Assistant Director; Althea Rinaldi; Mary Lee Dorflinger	STAFF
Jeff Kotkin, Reporter, Middletown Press; 6 members in the audience.	OTHERS
No discussion with the public.	
Approved minutes of July 23, 1980, on motion and second by Comms. Lowry and Dreaheer. Vote was unanimous.	APPROVED MINUTES 7/23/80
Approved minutes of August 13, 1980, with correction to be made on page two, subdivision, (Governor's Grove), reversing no vote to Comm. Gionfriddo and yes vote to Comm. Lowry, on motion and second by Comms. Lowry and Gionfriddo. Vote was unanimous.	APPROVED MINUTES 8/13/80 WITH CORRECTION
Approved Special Exception for a banking facility with drive- up window at Union Street and DeKoven Drive, with stipulation that approval is not effective until final site plan approval is granted. Applicant Herbert Mayo, of Northern Middlesex Y. M.C.A. for Hartford National Bank. Comm. Shaw disqualified himself and Comm. Gaunichaux acted in his place. Comm. Passanesi disqualified himself and Comm. Woods acted in his place. Approved, on motion and second by Comms. Lowry and Gaunichaux. Yes votes: Comms. Parisi; Lowry; Giuffrida; Dreaheer; Woods and Gaunichaux. No vote: Comm. Gionfriddo.	APPROVED S.E. DRIVE-UP BANK HTFD. NAT'L BK. & TR.CO. UNION ST. & DEKOVEN DR.
Gave G.S. 8-24 report concerning extension of sanitary sewers to Adorno Drive-in theater which recommends no action until land-use statues of the theater is resolved. Director Reif noted that there is a time limit of 30 days for the report.	G.S. 8-24 REPORT-SEWER EXT. ADORNO- DRIVE-IN
Approved modification of subdivision of land owned by Richard Bell on Newfield Street previously approved at meeting of 8/13/80. Revised drawing dated 8/15/80.; on motion and second by Comms. Dreaheer and Giuffrida. Vote was unanimous.	APPROVED MODIF. OF SUBDIVISION RICHARD BELL NEWFIELD ST.
Tabled Stormwater Detention proposal, on motion and second by Comms. Lowry and Dreaheer.	TABLED STORM- WATER DETENTION
Gave G.S. 8-24 report concerning potential sale of City owned land on Nejako Drive which recommends no sale of any City land in area until storm drainage problem in the vicinity is resolved, on motion and second by Comms. Lowry and Gionfriddo. Vote was unanimous.	G.S. 8-24 REPORT-PURCHASE OF CITY PROP. NEJAKO DR.

Supported Mayor Cubeta's decision that Northeast Utilities transmission lines be placed under the Connecticut River in the Scovill Rock area, just North of the Haddam Town line, on motion and second by Comms. Shaw and Dreaher. Vote was unanimous.

TRANSMISSION  
LINES-SCOVILL  
ROCK AREA

Decisions were made on the Proposed Text Amendment to the Zoning Code Concerning Solid Waste Management as follows: Delete (d) under Hazardous Waste, on motion and second by Comms. Gionfriddo and Lowry. The vote was 5 in favor and 2 opposing. Yes votes: Comms. Lowry; Giuffrida; Gionfriddo; Passanesi; and Shaw. No votes: Comms. Dreaher and Paresi. Also, delete completely 61.05, Prohibited Uses and 44.08.32, Item 4, on motion and second by Comms. Shaw and Gionfriddo. The vote was 6 in favor and 1 opposing. Yes votes: Comms. Lowry; Giuffrida; Gionfriddo; Passanesi; Shaw; and Paresi. No vote: Comm. Dreaher.

AMEND.ZONING  
CODE-SOLID  
WASTE

Accepted revised Zoning Code text concerning Solid Waste Management for submission to the Common Council for its required approval in accordance with State Regulations governing local control of Solid Waste, on motion and second by Comms. Shaw and Gionfriddo. The vote was 6 in favor and 1 opposing. Yes votes: Comms. Parisi; Lowry; Giuffrida; Gionfriddo; Passanesi; and Shaw. No vote: Comm. Dreaher.

REVISED ZONING  
CODE ACCEPTED

Adopted definition of Aquifer to Section 16 of the Zoning Code. Effective date September 10, 1980. On motion and second by Comms. Shaw and Giuffrida. Vote was unanimous.

AMEND. TO  
ZONING CODE  
AQUIFER

The Commission discussed the following Enforcements and Related Issues.

ENFORCEMENT &  
RELATED ISSUES  
MONTE GREEN INN

(a) Monte Green Inn enlarged parking facility; As yet, there is no word from the zoning enforcement officer.

(b) Cypress Grill back out problem; Director Reif and Assistant Director Raczka met with Mr. Frank Dubish, District Service Agent, DOT. The conclusion being the state would object to parallel parking on its property. Also noted Cypress never came back to P & Z Commission for final site plan approval. Approved, to turn this over to City Attorney, on motion and second by Comms. Gionfriddo and Dreaher. Vote was unanimous.

CYPRESS GRILL

(c) Wesleyan Hills sidewalk along Laurel Grove Road; Final approval was given by the Commission to Wesleyan Hills with the promise of a sidewalk to be put in. As of date, the promise to put in a sidewalk has not been honored. After a brief discussion, it was decided to turn this over to the Public Works Department.

WESLEYAN HILLS

(d) Cedar Village/Phase II; A brief discussion was held. It was noted, as to date that no final approval has been granted on Cedar Village PRD, Phase II.

CEDAR VILLAGE  
PHASE II

(e) Moose Lodge possible non-club uses?; At the request of Comm. Shaw, who submitted a newspaper advertisement for the Moose Lodge relating to public functions, the following trans-

MOOSE LODGE

pired. According to staff records, final approval had been given to Moose Lodge from the Commission with the promise of it being a private club for members only. The Commission decided to write a letter, send a copy of the transcript and send a copy of definition of a private club, on motion and second by Comms. Dreaher and Gionfriddo. Vote was unanimous.

(f) Colonial Auto Sales, 1158 Newfield St.; Comm. Chamberlain COLONIAL AUTO reported that he went to the Motor Vehicle Department and found SALES that the correspondence was all fouled up between there and here. He also checked with the Building Division. He is going there again and sending another letter. Comm. Lowry expressed his concern about a vacant lot on Main Street Ext., TD Zone, being used as a parking lot. Director Reif replied that the Zoning Enforcement Officer has pursued this with the assistance and help of the Fire Chief.

(g) Westfield Heights Subdivision Status; Director Reif stated WESTFIELD HGTS STATUS that they met a couple of weeks ago with the City Attorney and Attorney Shea's group regarding temporary streets which is not a permitted use. Attorney Shea has not requested to be put on the agenda.

A report on State fringe parking facilities at (a) Country Club REPORT ON Road/I-91 Interchange; and (b) Standpipe Road/Rt. 9 was given STATE FRINGE by Director Reif. No action was required by the Commission. PARKING FACIL The Commission found the information very informative.

Director Reif reported on the Census report. The figure report- CENSUS REPORT ed for the population of the City of Middletown is 38,030.

REPORTS:  
No reports given.

Adjournment at 8:15 P.M.

ADJOURNMENT

Cos Giuffrida, Secretary  
Planning and Zoning Commission

APPROVED AT THE MEETING OF \_\_\_\_\_