

Paul P. Parisi, Chm.; Dr. Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Sec'y.;
Walter J. Dreaher; Stephen T. Gionfriddo; Ralph H. Shaw, II; Alternates:
George L. Augustine; Robert F. Chamberlain; Mary C. Woods

COMMISSION
MEMBERS
PRESENT

Mayor Michael J. Cubeta, Jr.; Seb J. Passanesi; Alternates: Anthony J.
Gaunichaux

MEMBERS
ABSENT

Comm. Augustine acted for absent Comm. Passanesi and Comm. Chamberlain acted
for Comm. Gionfriddo who disqualified himself on Item 6, Application to re-
zone land west of Butternut Hollow, north of Butternut Street from present
R-2 to R-4 Zone. Applicant Middletown Apartments Association/Scionti Bros.,
agent Fortuna & Cartelli, P.C., Attorneys and Item 7, Application for a
Special Exception for a multiple family dwelling of 90 units on a parcel of
land in the rear of the Pond View Apartment Association/Scionti Bros., agent
Fortuna & Cartelli, P.C., Attorneys.

ACTING
MEMBERS

DRAFT

George A. Reif, Director; Catherine V. Raczka, Assistant Director; Althea
Rinaldi, Mary Lee Dorflinger

STAFF

Philip G. Bauer, Engineer, Public Works Department; Jeff Kotkin, Reporter,
Middletown Press; Approximately 100 members in the audience.

OTHERS

CHM. PARISI:

In the absence of Comm. Passanesi, Comm. Augustine will be sitting in for the
public hearing. The next item on the agenda is the public hearing. There are
8 specific items and just for the benefit of the public since there is a
number of people here tonight, we take each item as it is advertised. The
proponent has the opportunity to present the proposal first. Anyone then, who
wishes to speak in favor of a proposal, is given an opportunity to speak. Any-
one who wishes to speak in opposition to the proposal is then given an oppor-
tunity to speak. It is the policy of the Planning and Zoning Commission not to
act on any item on the public hearing unless on the night it is initially
heard, unless we have been specifically requested to do so. Then the commission
will vote as to whether or not that will happen. The only item that was request-
ed to be heard and voted upon tonight is Item 2 which is, Offices in Transitional
Development Zone, 158 to 160 East Main Street, conversion from residence to
offices. Applicant John E. Freeland. So any of the other items will not be
decided tonight. Item 2 may or may not be, depending upon the vote of the com-
mission. I'll now ask the Secretary to read the legal notice for the first
item.

SECRETARY GIUFFRIDA:

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC
HEARING SEPTEMBER 10, 1980, STARTING AT 7:00 P.M., IN THE COUNCIL
CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT,
to consider the following:

Item 1. Home Occupation in R-1 Zone, 46 Bell Street. Applicant Wilma
J. Kramer proposes office for floral design.

ITEM 1
WILMA J. KRAMER

CHM. PARISI:

This notice appeared in the Middletown Press on Saturday, August 30th and
Saturday, September 6, 1980. Does anyone here present to - Mrs. Kramer?

WILMA J. KRAMER:

It is a miss.

CHM. PARISI:

Oh. Miss Kramer.

CHM. PARISI:
If there is no one else, we will close this portion of the public hearing and go to item 8.

SECRETARY GIUFFRIDA:

ITEM 8 Application for a Special Exception to construct a Fotomat kiosk on the King's Plaza Shopping Center, Washington Street. Applicant Pete Fogarty for the Fotomat Corp., Wilton, Conn.

ITEM 8
S.E. FOTOMAT
KING'S PLAZA
SHOPPING CENTER
PETE FOGARTY

MR. FOGARTY:
Are you ready Mr. Chairman?

CHM. PARISI:
Yes sir.

MR. FOGARTY:
(Inaudible) ...got here. (Inaudible) More than one speaking.
Oh, for the record, you need my name. Pete Fogarty, 64 Danbury Road, Wilton, Connecticut. Some of you gentlemen remember we were here a few months ago on the same application. And after the public hearing was closed, we, I heard the discussion about, about the traffic, that, that would be a problem there. I didn't think it would be, the members of the commission did. So with that, I obtained the services of Barkan & Mess, traffic engineers and they, I submitted their, their study to you and if I may go to the board, Mr. Chairman?

CHM. PARISI:
Yes please, feel free.

MR. FOGARTY:
O.k.

DIR. REIF:
There is the pointer, if you want to use that.

MR. FOGARTY:
Oh. O.k. The site plan that, that you gentlemen have, there is one correction. The, the draftsman that did that must have been an Englishman because he had the arrows on the opposite side. But this is the, this indicates the asphalt curb that goes completely around the entrance there. The dark lines indicate the entry to this side. The red lines indicate the entry for the exit here. Now, no traffic will be involved in the busy part of the center as the traffic study indicates. The food stores located over 300 feet west of the site. From King's this department store is 400 feet north. Now, the rest, if there was some concern about that, I think one gentleman thought that the traffic might come right across the curb here across Washington. In no way will that happen. And I hope you have, you have the traffic report.

CHM. PARISI:
Yes.

MR. FOGARTY:
And I ask the board, if you can just consider this? If we can get a special exception for 1 year to allow us, to operate one year? At the end of the one year period, I'd be happy to sit down with you again. If the fears that somebody had here in the council about the traffic, if their, if their founded, and I don't think they will be. I think that what we're saying here is correct.

DRAFT

MR. FOGARTY: (Continued from previous page)
One other thing, the traffic engineers suggested that we move the unit to this parking space. Now when we get the site plan reviewed, if we're lucky enough to get there and if that's the consideration, we'll certainly do that. I don't think there is anything else I would add. I think we've, we've covered everything. Oh, one other thing. Maybe I didn't tell you this the last time we were here. But with our building there, if we are not successfully, if it doesn't, if we don't perform the way we think we should, if we don't get the revenue we think we should, we'll remove the building. Resurface the parking lot in a better condition then it is now. You won't have, as I drove through town tonight I saw some abandoned commercial buildings that are just going to rot. And that would not happen in our case. We would, I guarantee this as part of (Inaudible). Also in your packet someone had some concern about the construction of the building. There's a research report in there from BOCA. That's the building code group that the State of Connecticut belongs too. I went through the total research report the, all the fabrications of the building. The building is completely U L approved. Not just the appliances in it but the entire building is constructed under their auspices. Happy to answer any questions.

CHM. PARISI:
Bob

COMM. CHAMBERLAIN:
Well, we're starting this over as a new application, I'm assuming, George?

DIR. REIF:
Correct

COMM. CHAMBERLAIN:
How far away are you from Friendly's?

MR. FOGARTY:
(Inaudible)...I think it's 131 feet, I...

COMM. CHAMBERLAIN:
O.k. You said U L approved.

MR. FOGARTY:
Pardon me.

COMM. CHAMBERLAIN:
You said this building was...

MR. FOGARTY:
U L approved, yes.

COMM. CHAMBERLAIN:
Approved. Does this building have a john in it?

MR. FOGARTY:
No sir.

COMM. CHAMBERLAIN:
It does not. What does the help do?

DRAFT

MR. FOGARTY:

The help. We have a rest room letter that, from Friendly's, that our people can use the rest room there. And then to prove that is part of the BOCA code buildings less than 100 square feet are not required rest room facilities in it with one employee. That's part of the BOCA code.

COMM. CHAMBERLAIN:

The BOCA code.

MR. FOGARTY:

Yes.

CHM. PARISI:

Any other questions from the commission? Is there anyone from the public who wishes to speak in favor of this? Or in opposition? If not, we'll close the public hearing. ADJOURNMENT OF PUBLIC HEARING

Mary Lee Dorflinger
Mary Lee Dorflinger
Transcribing Secretary

Paul P. Parisi, Chairman
PLANNING & ZONING COMMISSION

APPROVED AT THE MEETING OF _____

DRAFT