

<p>Paul P. Parisi, Chm.; Dr. Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Sec'y.; Vincent J. Loffredo; Dr. Christie E. McLeod; Seb. J. Passanesi; Ralph H. Shaw, II; Mayor Anthony Marino</p>	<p>COMMISSION MEMBERS PRESENT</p>
<p>George L. Augustine; Robert F. Chamberlain</p>	<p>ALTERNATE MEMBERS PRESENT</p>
<p>Conrad J. Tyaack; Daniel Z. Shapiro</p>	<p>ALTERNATE MEMBERS ABSENT</p>
<p>George L. Augustine acted for Seb. J. Passanesi who left the meeting at 8:30 P.M.</p>	<p>ACTING MEMBER</p>
<p>George A. Reif, Dir.; Althea Rinaldi, Sec'y.; Florence Pelc, Transcribing Sec'y.</p>	<p>STAFF</p>
<p>Jeff Kotkin, reporter, Middletown Press, 3 members of the audience</p>	<p>OTHERS</p>
<p>Approved transcript of July 11, 1979, on motion and second by Comms. Lowry and Shaw. Vote was unanimous.</p>	<p>APP'D. TRANSCRIPT OF 7/11/79</p>
<p>Approved minutes of August 22, 1979, on motion and second by Comms. Lowry and Shaw. Vote was unanimous.</p>	<p>APP'D. MINUTES OF 8/22/79</p>
<p>Mr. James V. Carta, Sr., with his son James Carta, owner of the Cypress Grill, on South Main St. Ext., appeared at the request of the Commission in relation to his off-street parking in front of his grill along Rt. 17. Mr. Carta stated he has been at this location for 43 years. He stated he would be losing 10 parking spaces in front of his grill if he conforms to the approved site plan and this would create a hardship. A ramp was installed for the handicapped and received approval from the building inspector. Dir. Reif stated that Mr. Carta's non-conforming use was approved by the Commission, October 26, 1977, and must be adhered to. The plan shows grass planting in front of the building, and parking on the side of the building.</p>	<p>JAMES V. CARTA CYPRUS GRILL S. MAIN ST. EXT. DISCUSSION WITH COMMISSION</p>
<p>Comm. Passanesi made a recommendation that Mr. Carta check with D.O.T. in reference to his parking area abutting South Main St. Ext. (Rt. 17).</p>	
<p>The Commissioner's requested that Mr. Carta return to the Commission in 2 weeks with a new site plan showing revised parking.</p>	
<p>The amendment to the Zoning Code re: nursing and care homes, community residential treatment facilities, and rooming houses was discussed. It was proposed that parking facilities for rooming houses should be included. No decisions were made. Public Hearing Aug. 22, 1979.</p>	<p>ZONING CODE AMENDMENT DISCUSSED RE: ROOMING HOUSES ETC.</p>
<p>Approved amendment to the Environmental Responsibility provisions of the Zoning Code and Subdivision Regulations to establish a drainage policy for future development, on motion and second by Comms. Giuffrida and Lowry. Vote was unanimous. Public Hearing was held August 22, 1979.</p>	<p>APP'D. AMEND'T. TO ZONING CODE ENVIRONMENTAL RESPONSIBILITY</p>
<p>Continued tabling Robert W. Clark land locked parcel near Plumb Road.</p>	<p>TABLED-RBT. W. CLARK-LAND-LOCKED PROP'TY</p>

At the request of Chm. Parisi, Dir. Reif and City Attorney drafted a proposed resolution for the Zoning Code Enforcement that was presented to the Common Council. After a discussion the Commission stated that they supported the proposal.

ZONING CODE ENFORCEMENT

Regranted an expansion of a non-conforming use for a warehouse addition for Miller Associates, 180 Main Street Extension, on motion and second by Commissioner Shaw and Giuffrida. Vote was unanimous.

REGRANTED AN EXPANSION OF A NON-CONFORMING USE-MILLER ASSO

Scheduled for a public hearing a proposed expansion of a non-conforming use for Arthur Ghezzi, 970 Newfield St., in the R-1 Zone.

P.H.-ARTHUR GHEZZI-N.C. USE

Gave an affirmative report (G.S. 8-24) for the purchase of Palace Theater for Transit District on motion and second by Comr. Lowry and Loffredo. Vote was unanimous.

AFFIRMATIVE RPT. G.S.8-24-PALACE THEATER

A proposed directory sign for Pattee Realty at 32 Washington St. is not a directory sign, requiring Commission approval but a sign on premises. The item thus does not require the Commissions decision but will be processed by the staff.

PATTEE REALTY NOT A DIRECTORY SIGN-32 WASHINGTON STREET

The proposed Stormwater Runoff Control Ordinance was discussed. Some revisions were suggested: (a) proposed developments contain an area of the site is sixty (60) per cent or greater. Under 1 (1) no additional runoff to be included and under 1 (b) the 25 year frequency rainfall should be a 50 year frequency. Commissioners felt that the \$1,000 fee was to high for a retention structure or stormwater runoff. Also before any construction a deposit be made.

STORMWATER RUN-OFF CONTROL ORDINANCE

This item has been to Common Council (tabled) then to a public hearing and back to Common Council (tabled) and to other agencies.

DISCUSSION BRIDGE/MILLER STS.-USE FOR POSSIBLE RAMP RTS. 9 & 66

A proposal was discussed for a ramp in the Miller and Bridge Street area, eliminating the traffic lights at Rt. 9 and Rt. 66. Dir. Reif showed a drawing that the link will go through all the residential buildings in the area. The property is zoned industrial and is environmentally sensitive. The recommendation to the Council is to be cautious; if there will be activity concerning the highway in a reasonable time, it would be inappropriate to invest in the residential properties.

REPORTS:

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Inland Wetlands-Comm. Vincent Loffredo; Midstate-Comm. Robert Chamberlain; Citizen's Advisory Committee-Dr. Christie McLeod; Redevelopment Agency-Dr. Eric Lowry

Adjournment on motion and second by Comms. Lowry and Loffredo. Vote was unanimous.

ADJOURNMENT

Comms. Cos Giuffrida, Secretary
Planning and Zoning Commission

APPROVED AT THE MEETING OF _____