

Chairman Stephen T. Gionfriddo., Sec'y Louis A. Carta.,
Members: Steven J. Leinwand, Sebastian J. Passanesi.,
Alternates: Paul H. Bixby, Stephen Gadowski,
Thomas E. Hutton, Jr.,

P & Z COMM.
MEMBERS
PRESENT

Vice-Chairman, Cos Giuffrida., Member, Rose Sbalcio,
Paul P. Parisi., Alternate, William A. Pillarella.,

MEMBERS
ABSENT

Reporter, Joe Tirone, WCNX, Approximately 100 people
in the audience, Phil Bauer, Public works, Reporter
Middletown Press, Lucas Held.,

OTHERS

Dir. George Reif, Planner Nino Martucci, Sec'y Hope
Kasper, Clerk-Typist, Pamela Jones.,

STAFF

Chairman Gionfriddo:

The Chairman open the Public Hearing at 7:00 p.m. The meeting started with
Item #2.1.

Item #2.1

Sec'y Carta:

Continue proposed 5 lot subdivision located on Arbutus Street in a R-1 zone.
Applicant/agent Sebastian C. Mazzotta/T. F. Jackówiak. A motion to make
Item #2.1 Item #6.7 on the agenda. The Dictaphone was not recording for
this item.

Item #2.2

Sec'y Carta:

Proposed special exception for an addition to a child care facility located
on Miner Street in an R-1 zone. Applicant/agent Kinder-Care/Atty. Thomas
White, Jr. A motion was made by Commissioner Leinwand to make Item #2.2
Item #6.8 on the agenda. The Dictaphone was not recording for this item.

Item #2.3

Sec'y Carta:

Proposed special exception to permit an adaptive reuse of the old mill
building at 471-475 Main Street in an R-1 zone. Applicant/agent Richard
Sweet. A motion was made by Commissioner Leinwand to make Item 2.3 Item
6.9 on the agenda. The Dictaphone was not recording for this item.

Item #2.4

Sec'y Carta:

Proposed special exception to permit a pet grooming establishment as retail
services in a TD zone at 197 Main Street Extension. Applicant/agent Joseph
T. Fitzpatrick. A motion was made by Commissioner Leinwand to make Item
#2.4 Item #6.10 on the agenda. The Dictaphone was not recording for this
item.

Director George Reif had a personal tape recorder which he use to tape
Item #2.5, The Plan of Development. The public portion of that item was
able to be transcribed.

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Item #2.5

Sec'y Carta:

Proposal to amend the Plan of Development as adopted in 1976. The Plan is the Commission's recommendation for the future development of the City using a statement of goals, policies and programs for the physical and economic development of the municipality. The Plan is authorized to include a comprehensive list of topics such as: Land-use for residential, recreational improvements, governmental conditions and trends, housing education, health, protection of existing and future surface and drinking supplies. The Plan is to be designed to provide for the coordinated development of the municipality with the greatest efficiency and economy for the general welfare and prosperity of its people. A copy of the proposal has been filed in the Office of the Town Clerk.

Chairman Gionfriddo:

This is not one of the statutory mandated Public Hearings. This is a hearing that the Commission is putting on to allow the Public to put some input to the Plan of Development before we start the statutory time period. George is there anything you would like to say before we open it to the public?

George Reif:

Yes, there is no statutory time frame to have it. First of all I would like to say that one might ask why update the 1976 Plan of Development. In order to help understand that I have on display the 1965 Plan of Development, 1976 Plan of Development and the proposed 1984 Plan of Development. If you haven't looked at it, it would be useful to you to become more familiar with them. Plans are not the only part, a lot of the Plan of Development is the text. I have also passed out to some people in the audience a sheet which showed the goals from the 1976 Plan of Development on the left side of sheet and on the right side of the sheet the proposed Goals for the 1984 Plan of Development. The Plan of Development is not a map, as I said, it's not only a map it is a statement of the City goals which are usually quite broad. The state law requires that the Planning and Zoning Commission adopt a Plan of Development but there is no specific time by which it must be updated. Therefore if the Commission chooses they may still select to let the 1976 Plan stay in effect as the Plan for Middletown. Since Plans of Development usually are for a twenty year time period, the 1976 Plan has 12 years to go. However the availability of two types of specific information give a good example, a simple example of why there is a need to update the plan. First, if we look at the 1976 plan which is directly across from me and you see that there are no streambelts or any other indication of the water which flows through the City on the map. In 1982 this information became available through the Citywide Mapping program. I'm going to get up and I am going to show you a map that shows where all the streambelts are in the City. Here it is right here all those blue lines all that information became to the Planning Office in 1983. What we did next to the 1976 plan was we put that information on the Plan of Development. So this also is a copy of the 1976 Plan of Development. This is the same as the one

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George Reif:

you see over there except for the sensitive areas. I'm going to put this one on top of that plan. Now the Plan is not only a map, it's words that we're calling for and our goal is to have a simple example of why the '84 plan is different. We're calling for a policy preserving those environmentally sensitive areas. Not to allow development to take place. We had some additional similar type of information became available after the 1976 plan associated with the Preservation of Historic Buildings and that is in 1979. The Preservation Trust made a survey through out the entire City. We now have that information. We're proposing that those buildings that they have identified be preserved. That is another example of why we want to change the plan. I'd like to emphasize that we are recommending several areas in terms of housing be change but there are no change at all in anything that was suggested on the 1976 Plan in terms of streets. One of the things that happens in a Plan of Development is the way you get action is to have a community facility component. Now Nino here, my fellow Planner, has been working on the Community Facility component of the Plan of Development and he's going to tell you where we are with that aspect.

Nino Martucci:

As I've said at the previous meeting that we had concerning the Plan of Development the Commission is mandated by the Ordinances of the City of Middletown. The community facilities must be closely allied to the Plan of Development. The Commission shall review all proposals whether they are in conformity with the Plan of Development, and their impact on the coordinated development of Middletown will be. The community facilities, for example are municipal structures, housing, administrative, educational, health, safety, recreational, and service needs. Also the City's physical plants, which would be in the realm of Public Works, and the Water and Sewer Department and utilities to provide water and heat, sewerage treatment, flood control, solid waste disposal, streets and transportation. Also the City's recreational needs by providing for parks and playgrounds with the increase amount of leisure in our communities today. Parks and Recreation Department must upgrade the quality and condition of our municipal park system. City, the town of Middletown has sufficient amount of recreation areas, but there are certain areas that do really do require a types of recreation. So in our Plan of Development we are going to investigate the need for a neighborhood type of recreational activity in the Westfield area, west of Middle Street somewhere in the area of Atkins Street on either side, or near Country Club Road. The Commission must think in terms of acquisition of such a facility. Two methods are proposed in acquiring such property: the first by use of Subdivision Regulations Provision (16c) by donations of open space, and second, acquisition by negotiations, a few privately owned properties in the area of the of desirable for future recreational use. We propose that the realm of recreational use by mostly passive type with a minimum of active recreation. For extreme active types of recreation such as baseball, soccer, and the like, Kennedy Meadows which is within driving distance. Throughout the entire City we would like to make provisions for the water supply increase for a growing community. New water towers are proposed for the Westfield area and the location of one will be firmed down in the very near future. The Staddle Hill area has also been proposed for a new water tower as well as Round Hill, Long Hill and also the relocation of Bow Lane water tower. Exact location are under study.

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Nino Martucci:

Now we also have to provide from the sewer system and also we have to separate fifteen miles of combined sanitary and storm sewers that we have in the City of Middletown. In the Public Works they have a great problem referring on the repair, reconstruction, and drainage structures of streets for the next five years plus. A report made for the Governor on Infrastructure they came up with a price of approximately \$10 million dollars over the next 10 years. And also there are certain realms the major reconstruction can be approximately 8 million dollars. If these improvements modifications are needed by our road system. The Municipal Development area has to look at the increase of the Municipal Building area of present day overcrowding. The future demands that Park and Rec look for future demands of industrial parks to help increase our tax base. The Fire Department their own area for their drill tower and that's got to be located for them. But the whole reason is we put together a new plan, we have one plan now which is dated 1980 and it has to be updated. The final priority is to submit it to the Planning and Zoning Commission and according to our Ordinance, the Town Council as well. Thank you.

Chairman Gionfriddo:

Okay we're open to comments from the public.

Heidi ?:

Hi, I'm Heidi ? and I live at 43 Pine Street and I would like first of all to compliment the Plan and Zoning. The additional thinking that it going to environments, industrial use in their preparation of their new Plan of Development. Of course this being Middletown and I think it's very important that we continue to be aware that the City does need a rational plan. I think we want to stick to that plan and make it work for us. But, I think there have a lapse in this same old thinking about traffic and the same old road pattern. And to me as a resident of Pine Street I think that that's some kind of time bomb. There is a road proposal that will connect Rt 66 with Rt 17. I wanted to bring to your attention I think there are other people who have the same concerns.

Chairman Gionfriddo:

In order to have a (inaudible) anybody wishing to speak can come and speak. I think since this has come to all of our attention in the last few days I think we would be safe in saying that situation will be corrected. I don't think it's most likely that you are going to see a through road from Newfield Street to South Main Street.

George Reif:

Mr. Chairman may I add. I think that the people who are concern from Pine Street should realize that that jog removal came from the Wesleyan University Plan of Development. They have it in their master plan which is available in case you want to look at it. So it is not anything that's been introduce recently it was a way to get rid of the jog that exists between Vine and Pine and it's would be carry out only if Wesleyan carried out it's plan.

Commissioner Leinwand:

George, regardless of whether we can get rid of the jog or not anyone that looks at this documents knows that it's right here for the 1984 plan analyze and design that a very serious word. And directly on

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Commissioner Leiwand:

South Main there utilizing it if your going through Pine Street and South Main Street. Then you and Nino are endorsing it.

George Reif:

Yes, as a local road we're not endorsing it as a Interstate Highway or anything else.

Nino Martucci:

Can I say something please, As it is right now on the Plan of Development 1984, that's just a straight line, an imaginary line. We have to get down and study it. We have to go over to Urban Plot as to what houses, if there's any houses that have to be taken, which route is the best route, at the least cost. It is not the straight line that you see on that map. It could be jogged. There is a lot of study behind this.

Commissioner Leinwand:

In assuming that you need it, we should also assume that sometime in the see able future there is going to be money to build this.

Nino Martucci:

Excuse me, the figures that I quoted during my, on the community facility what I failed to say and think the people do know that a lot of that we hope will come from either, will come from the State money and not the City of Middletown will have to pay for all of it.

Mrs. Mazinski:

My name is Mrs Mazinski and I live at 234 Middle Street. My husband and I are both retired and we're in favor of Interstate Zoning.

George Reif:

What she means is the Interstate Trade area. Among the miner proposals on the Plan of Development is to extending the Interstate area southwards.

Bill Howard:

Bill Howard and I live at no 2 Warner Street. Going back to our Highway. In line of that jog, I got to say that I am terribly found of that jog because I live in it. It's clear, for me it's such a day sa vu aspect of them taking over the South Green. I remember when we were starting that the engineer told us that the shortest distance between two points was a straight line. To them that solved all of the design functions and I fear that if the proposal is left in the plan that may solve where I end up living at in the near future. Let say they won't be a home anymore it will be a highway. My suggestion is that we ought not pussyfoot around this I think that you are going to find that the people (inaudible) should be taken out of the plan and more pointedly area should be made residential figuring that it's not going to be a highway. Pine Street has a lot of nice neighborhoods around. The neighborhood that I live in has had some problems because Wesleyan had a (inaudible) I don't think they have that plan anymore. I don't think you ought to waste all of Pine Street in order to produce an extention of Rt 72 that is going to allow people from Durham to go to Plainville a lot faster. It's not something we need to do apparently.

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Chairman Gionfriddo:
Thank you Bill.

Alice Jacobs:

My name is Alice Jacobs I live at 127 Warren Street which I understand is to be the intersection of this highway. I'd like to call your attention to a few things. I've live on Warren Street all of my life. I must say right now if I'm sitting just parallel to my window, and I must confess that times when the traffic flow is harendous. If you ever want to go to the store which is across the street if you do you take your life in your own hands. It is very very difficult to pass across the street. Secondly, I have seen two people hit, lying on my street. I have seen numerous finder binders because of the traffic. And mind you you want to bring more still. I think serious consideration should be given to all of this before the flow of traffic be increased anymore. Now where I live my house is on the location where Wesleyan University building for Recreation. Now never mind of the driver side, think of the people who walk back and forth to the facilities, to the store. I am just telling you this just in case you people are not aware of this to the amble degree of which I am.

Chairman Gionfriddo:
Thank you.

Virginia Renachen:

Virginia ?, 247 Atkins Street, Middletown Ct. I really didn't get a long chance to look at the plan and so on. But I notice the first couple of topics that someone is finally getting around to noticing that people live here. And that they would like to continue in the same place that they have had. A couple of words however really smacked me in the face and that was Economic and Efficient. There has been several proposals brought to this Commission that was neither Economical or Efficient. And they were never turned down for either one of those reasons. And I am wondering if this is incorporated in this plan for 1984, would you be willing to reject certain proposals on the basis that they were neither Economic or Efficient. Or is this some flowery thing that we want to put in the proposal to make it sound good. In other words does it have to be Economic or Efficient? I mean is that going to be one of the requirements of any proposal that comes to the board? Or is this something we would like?

Chairman Gionfriddo:

I would hate to have the City Attorney defend the Planning and Zoning Commission because we turn down a proposal because it was not Economical or Efficient.

Virginia ?:

So then that really means nothing?

Chairman Gionfriddo:

General statement of philosophy.

George Reif:

Can I, it's in the General Statues. That is where those words came from the State law.

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Virginia ?:

Well, I think it's also because for instance going back to the incident that happen 7 years ago I don't believe that that was either economic or efficient. We're funding the project. The water plant, that big huge thing, I had a look at that thing and that I feel was either economic or efficient. I feel that it was based on the idea that the entire community of Middletown would have to have sewer and water whether they liked it or not. It's sort of something like, we have this empty property, let's build something on it. I don't feel that that necessarily have to be so. When this type of a proposal comes up please remember these two words. Otherwise I like the plan. Thank you.

Charles King:

Good evening Chairman, members of the Commission, my name is Charles King. I live on Miner Street and I am representing the Resident of Rational Development this evening. We have a bunch of specific comments regarding the draft Plan of Development which comes from my co-heart is passing out at the moment. It has been suggested that I read these and let everyone know what our comments are. What is relevant to rational development are for the Planning and Zoning Commission to updated the 1976 Plan of Development. We studied the draft update and we have some comments of opposition which I am going to be mentioning. These comments of opposition are formated and identified to be consistent with the draft update. First, area we would like to make a suggestion is on page 2 on the Land-use map, part A. In some cases we feel there should be some word changes. A hierarchy, we would like that scratched, Of permitted density is established, To permitted density is established, in some instances request certain circumstances and in others attempts to limit and protect and we feel its very important that those two words be added. We have certain problems with the second sentence of that statement. Part B, dealing with the recreational areas. I notice that Mr. Martucci has already mention there are going to be some recreational areas suggested Recreational areas yet to be consider are including possibility of a Municipal golf course, designation of Scenic roads or Citywide bike roads. The Westfield area has some undeveloped Park areas to alleviate this an intermediate ballfield along with the recreational area and a biking trail on the Kennedy property. The final thing is that that recreational area would remain unchanged. Part C, the Commercial aspect we have no problems with. Part D, under industrial we would like to have the following two sentences add, that would be note that the historic cemeteries on Country Club Road has also been ignored and furthur downtown should be able to include North Main Street with the intent to bring industry back to that area. In the structual development area we have a problem with part B, which show acquired new tracts of land for development of sites in areas newly designated for industrial use. Again we feel that it is the kind of thing what areas are going to be designated by industrial use, and those are our comments.

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Ann Loffreddo:

(inaudible) We would like to commend the Planning and Zoning Staff for the fact that they have propose an adequate Recreational facility. I also spent some time yesterday to talk to Bernie O'Rourke in concern about (inaudible). There is one thing that I would like to know what is your concerns about the Plan of Development? What do you think of our suggestions. Would you incorporate some of our suggestions. Exactly were are we with this plan.

Chairman Gionfriddo:

What we are planning is some kind of workshop were we the Commission will have the opportunity to discuss amongst ourself our thoughts and ideas concerning the Plan of Development. We are certainly going to have this item on a Public Hearing in the near future. What I am going to say is either the next meeting, or whenever the Commission wants to set it up we will have a special session where we sit around and find out where we stand. Right now we want to get as much Public input as we can.

Ann Loffreddo:

What do you mean by the word workshop, it seems as if George doesn't agree with that.

Chairman Gionfriddo:

Well, when I say workshop I'm saying a special meeting where the only topic would be the Plan of Development. Where we would sit around and make comments and work on a stradeegy.

Ann Loffreddo:

My other comment would be that, I believed all of you were asked to respond to a memorandom dated March 28, 1984. We would like your input into the Plan of Development. One of the proposes of a Planning Commission is to have representatives of various components of the entire community who are familiar with its overall interest and problems. In that capacity will you please identify your perception of the three most important problems that Middletown will face between now and the end of the century. An example of this type of problem could be, "Keeping the water supply from becoming contaminated:." Please place your answer in the envelope and mail. You need not identify yourself if you prefer not to. That was sent and I am please to see that one of the members responded. I really wanted to see where you were coming from.

Commissioner Leinwand:

I'll tell you the reason that I didn't responed to it and that is there wouldn't be time that I would have in regard to the Plan of Development and I thought meeting with George privately would be better. My personal feeling is that the Commission will have plenty of opportunity before the Plan of Development is approved. If you come to the meeting you'll have an opportunity especially if we have a workshop to hear our comments. I know that George sent it to us with good intentions.

Chairman Gionfriddo:

I just think that the timing isn't important and I notice that the people who are here and I think that we have agree that we want this thing done and in return and I think we're operating with the assumption that by a year from November and probably sooner than that that we have a 1985

Commissioner Gionfriddo:

plan and I don't mean to say 1984. In terms of the process I think that we a rough informational thing two months ago that gave people a chance to see it and we have tonight. I want to know two things, tomorrow at the office one is the 11 draft of what you saw and the other thing is the 6 draft. I think that Steve was right we need to have some type of work shop that we can sit and talk about it with George and Nino. Then we can have some kind of public hearing about the draft we come up with. I think that the process that we are going through is a dependable one. It certainly is going to be open and I think that if the quorum (inaudible).

Wayne Reed:

Wayne Reed, Country Club Road. number of developments . We should have more than a one tenant type of property. I know here that there are going to be special zones in special areas. I am sure that changes could be made in the designated structures. Thank you

Susan Gacher:

I am Susan Gacher, I feel like it is better unlikely that the highway will happen. I see a drawing of a highway running pass or possibly through my house. When you are doing those seconds draft I would like to suggest that that part of the plan be abandon. Not that it be put on the shelf somewhere. You say something about it being considered a local road, I don't consider a four way highway a local road. The people that it will hurt are us.

Ann Beckford:

Ann Beckford, I think we have to be concern what the Commissioner mean't in the Legal Notice concerning job training, and education. They are not authorize in this aspect of the community. I am a little puzzle to what this all about.

George Reif:

There is a book that is put out by the State Government that shows all the laws and rules about Planning and Planning Commission. And that is where that list came from. You are right it is surpise to the Planning Commission how broad their jurisdiction is. Obviously one of the things that is mention here is education. One of the speakers said that they didn't think that that belonged in the Commissions book. The Commission is authorized to deal with these topics. The fact that they do not make it seem odd, it is not odd, the are suppose to be dealing with this. Ironically the 1976 Plan of Development adopted by the Commission back in '76 had a chapter about Middletown's Government it became the most or one of the most important invaluable of information about people who eventually got on charter revision committees it was a most document for reading.

Ann Beckford:

You couldn't implement it unless someone else adopted it.

Ben Shanker:

Ben Shanker of Pine Street. I wish to speak about the changes in the Plan of Development, one is the concept to change Middletown and it's environment by literally destroying a Planned Residential area. The Pine Street area is a gorgeous community residential area and those changes would convert Pine Street into a major highway both night and day. Pine Street area residents is full of families with many children of school age and younger. This will create a major risk. The proposal should it include those things that would reck the beauty of the area, and lower the property value. My suggestion is that we don't need a major highway. The proposal for some reason should find another reasonable solution to the traffic rerouting problem. For vehicles coming in on Rt 66 from Meriden would be to direct traffic on the Jackson Hill Road. For vehicles coming from Rt 72 trying to get on to Rt 17 instead of changing Vine and Pine Street it is very difficult to turn left at the intersection of Washington Street. The alternate Route which I am suggesting through Pine Street or through Jackson Hill Road these roads are already wide enough to accommodate the flow of traffic coming from those areas. The cost to the tax payers would probably be much less and lastly before any final decision be made it would be most important to determine how many cars you will perceive from Route 72 or 66 to Route 17 night and day. It is suggested that these ideas should be better thought out. Thank you.

Chairman Gionfriddo:

Anyone else?

Sheila Stone:

Sheila Stone, I'd like to commend the Westfield Homeowners group and hope that you will look over the comments they made and incorporate it in the Plan of Development. One thing I would just like to emphasis is that we have a lot of problems and we know that there is a developer who would very much like to come in and he wants to put a very large amounts of homes on a very small piece of land. This is something that we definitely do not want to see. We also like to bring another thing to your attention, I think that in too many instances you don't want to say no to the developers you tend to be kind of soft. Thank you.

Chairman Gionfriddo:

That's funny, because most developers don't think that we are soft.

Katherine Coley:

Mrs. Katherine Coley, Maple Street Road, I am a member of both the organizations here tonight. At the time that we had been granted a Plan for the area south of Randolph Road designated rural residential. We prefer that you take that out, and we feel that it should have no connection with the Plan of Development. I wish to remind you at this time in studying this hierarchy of neighborhoods and that the Planning and Zoning had made a recommendation that we get rid of the neighborhood characteristics and we should encourage it to remain that way. In particular I am here to endorse certain suggestions that the Westfield people made. It seems to be very effictable to that. For instances it is not spelled out specifically enough in a more rural area so that our town would have housing for all types. We do have a lot of low range housing. We are ahead and we have a good supply of elderly housing and we have two family housing and we have a certain amount of town houses. We at the present time are bless with some beautiful farmlands. I hope this Plan of Development is going to take into consideration the maintenance of them. Some changes that I see should

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Katherine Coley:

my made is, to change no 1c, to change the word tracts and systems to farmlands, woodlands, watersheds, or aquifers. We do need to designate roads through Middletown with certain characteristics that warrant preservation scenic roads. That has come up quite a bit recently as we were talking about Maple Shade Road. 3b, I also recommend that you consider adding the words where appropriate. I've notice that some developers have been made to put in sidewalks that were not appropriate to the area. I also on the next page to call your attention to 6b. It seems to me it is an excellent and needed thing. And lastly I would like to question d) permit cluster development of individual dwelling units in the areas with wetlands and surface drainage systems that should remain intact, I don't feel that the Wetlands wording goes far enough. I really do not see any point in putting cluster development in wetlands when we are aware already that the water has . . many wetlands have been built on and when we have a storm the water has no where to go. It seems to me that this leaves the door open for creating furthur problems. On the last page, page 5, I want to hope that you will consider the very good addition of point f and h. It seems to me that this would enhance the growth that more specific wording that they or confirm it in your first draft of your plan and would tie in very well to having certain areas densely develop and certain areas less densely develop. So that in Middletown we are not seeing a situation which is beginning to occur, which is that when people reach a point of job security that they start moving to Haddam, Higganum and Glastonbury. I think that this is the opportunity to make sure that Middletown remains attractive a place for many types of families.

Steven Leinwand:

George, following up on some of those things that she said earlier, the present text that we have says create a hierarchy of residential areas and all of that kind of stuff. I remember asking you if you meant create, and you said that you really did, that we didn't have that kind of hierarchy that you were talking about. Right now we got R-R, R-1, R-2, R-3, and R-4. In a sense that is a hierarchy, but we both have talked about or heard comments about the gap between the R-R and the R-1. They've talked about half acreas zoning, a third of an acrea zoning. I remember asking you for some more information on that and the question is will you have that when we start . .

George Reif:

That comes after our Plan of Development. That's when we get down to the details of different lot sizes. Incidentally when we started talking about the need for a hierarchy we had only the -1. Most of the City of Middletown is or was zoned R-1.

Steve Leinwand:

Let me continue, I understand your reasons that that would come after the Plan of Development, I am telling you even if we put the meat on the table after we do it, I need to have a sense of direction that we are going in when we talk about a hierarchy of residential area. I want to know what you mean by that if possible so that we can get the critical piece and implement things a whole lot of the problems can be control over here and I want sort of to have a sense of how we do that.

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George Reif:
Alright, we'll work on that.

Commissioner Carta:
George, in reference to the public hotel, there has been quite some concern about that. It's my contingence that a lot of the Westfield feel pressure put on them and it's certainly understandable. I say that the majority of that pressure comes from that there are not PL zone that the hierarchy zone is, therefore what you get is developers wanting to get the land and if it doesn't fit so what. I suggest over time this board, it may not even be this board I suggest that it will come because it is very necessary very important that we create those other zones. I have a book in front of me and I suggest R-7, R-11, R-21 these exist in other Cities. So many developers landowners they have so much pressure because of the limited zones. I think it's very important George to the Plan of Development that we start designating the area where that might happen, along with a look at what we might have in that zone.

George Reif:
You can look at that plan right from where you are and see the colors the implications of density in terms of the darker colors. One of the real problems here is because all Middletown was zone R-1 for so long it is now extremely difficult if not impossible to go the other way. And that is what many of these people want to do, they want to go the other way. It's tough.

Commissioner Leinwand:
Let me make one point the whole thing comes down to trade offs. The apartment buildings Sutton Towers, Stonegate and all of those these are R-3.

George Reif:
That is correct.

Commissioner Leinwand:
When we redid the maps a year and a half ago everyone was saying I forgot that those are R-3 zones. Those are the only R-3 we have not in any place in this City allocated land along the Rt72 or RT 66 or along South Main Street and said that is where those developers want to go. And we are not going to sit here and entertain other places. We do that very conveniently with developing land. We say hey, if that is what you want to do that is the only place that you can go and do it. And no one talks about putting industrial uses in commercial areas. We have not done that kind of thing with residential and that's why I think that it is critical, we really are having part of that workshop now. I think that the Chairman is right that this is really a work shop, I'm jumping the gun. I'm just saying to you is the only way that I am comfortable that if I had a sense that within the next year I can sit here and vote on changing the zoning codes to do that. At this moment what I guess that I am saying to you is that I don't have the sense of that in itself, you have to show that to me so that I could then say, to myself and to the people who I represent believe me some of this stuff should become a fact. That's why the notion of a hierarchy has some work.

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George Reif:

I must say that that is part of what you are looking at tonight. Part of the policy is to agree that there are already two locations where high density can happen. The two existing PRDs. You have people in this room waiting to talk to you because they want to continue. There is a place designated for high density. People want to develop it and they are here and they want to do it. So there are answers as to where to put that high density development.

Chairman Gionfriddo:

Is there any member of the public wishing to speak.

Burton Doolittle Sr.:

Hi, Burton Doolittle Sr., 346 Pine Street in Middletown. I am oppose to the changing of residential R-2 and the proposed highway. Thank you.

Jane Miller:

(inaudible because of the fumbling in the background). Secondly, I am interest for the certain quorums regarding Town ordinances. I wonder whether when you have your workshop whether people from designated groups can come and participate with you so that we might bypass some of the times.

Chairman Gionfriddo:

My personal feeling is that the reason we have public hearing for is that if there is a residential group that or citizens to have the opportunity that you have here today. To come here and tell us what you would like us to do. The workshop per say is going to be a general discussion back and forth amongst members of the Commission. It will not be a regular part of a meeting there will be a regular public hearing at a later date. The thing that I see that every we do in the Commission is that we hold a public hearing and we are ready willing and able to hear any comments from the public.

Jane Miller:

I wasn't thinking about the format I was thinking about participating members. I thought it would be possible that we could come and listen to the workshop and put our input into it.

Chairman Gionfriddo:

As far as I am concern sitting right here in front of the Planning and Zoning Commission I feel that the public is participating.

Ann Loffreddo:

I think what Jane is asking is probably the same thing that we're asking. It is more or less an open dialoge between different issues. It's to see if were understanding them the same way as you. If your understanding them the same way that George and Nino are. We're open to, I don't have any problem in changing my mind. If it's reasonable we're open to change our mind or what ever we have written down. We're not blind to that one thing but what we are looking for is just an exchange of conversation. Whether this get develop in the legal aspect or not. It's almost like four or five people suggesting to you what they have come up with. And having your feeling known to us. I think that is basicly what it is. I don't think that you are going to get a room full of people like this I think you are going to get four or five of us who are just going to sit here and even five of us right here and you right there. Let's just talk about what we discuss. A open conversation where it can be in a public hearing form or I didn't mean a

continue

Ann Loffredo:
public hearing but I think it's important enough to record.

Chairman Gionfriddo:
I see what you are talking about. They're talking about where they ask some questions and we respond to them. A dialogue back and forth. That is something we would have to talk about.

Ann Loffredo:
If you are afraid of something getting out of hand.

Chairman Gionfriddo:
No, that is not it at all.

Dan Ryan:
Commissioners I am Dan Ryan, 409 Pine Street. I will be laboring opposite to the Pine Street Vine Street roadway and I want to add my strong opposition not just because I live there. As a Mayor of Middletown it seems to me that there are so few fine residential neighborhoods with an older character which part of the concern is about. Which is why so many people who work around Middletown move to places like Durham and Haddam. I think it would be a terrible shame to destroy a character of very fine residential area of one of the few left in Middletown. I also wonder if it is necessary totally and before I end I just want to publicly commend George Reif for his many years of splendid service as a planner to the City of Middletown. Otherwise the Plan of Development is generally pretty good. Thank You.

Chairman Gionfriddo:
In light of what you just said I have to ask how many developers do you have right now on your staff.

Dan Ryan:
I have none absolutely none.

George Reif:
Mr. Chairman can I. I am encourage that the citizens are taking an interest. It's eight years after that plan was adopted but it's not too late.

Ellen Howard:
My name is Ellen Howard and I am not a member of neither the Westfield Associations nor the Neighborhood Association. I want to address myself to the Commission. I would like to think that this meeting would be open to conversation to all members of Middletown. I would not want to see it develop into a situation where it was a conversation between a few people and the Commission. Rather than the entire town of Middletown.

John Manor:
My name is John Manor and I just want to say that we are very concern about the propose connector and we would very much like to see it out of the plan. Thank You.

Chairman Gionfriddo:
I think you are right George this shows how much Planning and Zoning has come to the public's attention.

George Reif:
Yes, it has.

continue

Jack Spade:

Mr. Chairman and members of the Commission I am Jack Spade 13 Pine Street and I wanted to favor the issue that has just come before you. I have three concerns, about the propose connector between Pine Street and Vine Street. Part of my concern is that I hope you have consider serious. The second concern is that from what appears from the maps that I have seen that it looks like you have map a straight line between route 72 thru Route 17 and Pine Street just happen to be in the way. It would appear that we were one of five similar streets and if we have to be the one then perhaps there might be some merit to that. But if in the nature of the community itself and the Pine Street area and the establish neighborhood we have a real genuine community feeling that has existed there for many years that I feel that that is an important issue for you consider in taking it any further. The third thing is I don't like to see if a order of real estate that would be affected by that but I am concerned about the familiarity of perhaps the familiarity approach to developing that would cause a severe depression in a given area. I hope your workshop will certainly consider those areas of concern and allow quorums where it is necessary. Thank you

Chairman Gionfriddo:

Anyone else. If not we will close the Public Hearing on Item number 5.

Meeting adjourned at 9:00 P.M.

ADJOURNMENT

Respectfully submitted

Received at meeting of _____
Stephen T Gionfriddo, Chairman
Planning and Zoning Commission

Pamela J. Jones