

COMMISSION ON THE CITY PLAN AND ZONING REG. MTNG.

SEPTEMBER 13, 1972

Ralph Shaw, Chm.; Robert Chamberlain; David Mylchreest; Frederick Congdon, Alt.; George Augustine, Alt.

COMMISSION MEMBER PRESENT

Seb Passanesi; Eric Lowry; Salvatore Lisitano, Alt.

MEMBERS ABSENT

George A. Reif, Dir.; William M. Kuehn; Althea Rinaldi

STAFF

Philip Bauer, Eng., Public Works Dept.; Atty. Richard C. Parmelee, representing Mr. Marks and Mr. Kaufman; Atty. John C. Carta, representing Wolfe Associates, Inc.; Louis J. Miazga, of Arthur Treacher's Fish & Chips, Mrs. Dorothy Miazga, Sec'y. and Herman DeMerchant; Sherman Beinhorn, reporter, Middletown Press.

OTHERS

Mr. Congdon served in the absence of Comm. Passanesi and Mr. Augustine served in the absence of Comm. Lowry.

An informal meeting was held between the Commission and Atty. Richard Parmelee, representing Mr. Marks and Mr. Kaufman, owners of the Meadow Meat Packing concerning an animal packing plant located on Eastern Drive in an R-3 Zone. The slaughtering of animals has been discontinued since August 29, 1969. Atty. Parmelee's clients have a buyer who wants to combine his facilities which are now in operation in New York, New Jersey and Tennessee. Mr. Marks went into detail regarding the processing of the animals and what it entails. It was suggested that they submit site plans for a review.

INFORMAL MEETING
ATTY. PARMELEE
RE: SLAUGHTER
HOUSE-EASTERN DR.

Another informal meeting with Atty. John Carta, representing the Wolfe Corp. Assoc., discussed the possibilities of operating an entertainment center in a vacant warehouse, located on River Road, an R-3 Zone. Atty. Carta, suggested a change of zone from R-3 to probably a B-1 or B-2, to suit his clients proposed operations. The Commission feels that this would be inappropriate for the location.

INFORMAL MEETING
ATTY. CARTA
RE: ENTERTAINMENT
CENTER-RIVER ROAD

Minutes of the Reg. Mtng. of Aug. 9, and Aug. 23, 1972, were approved on motion and second by Comm. Chamberlain and Augustine.

MINUTES APPROVED
8/9/72 & 8/23/72

Approved on motion and second by Comm. Mylchreest and Augustine, the application to establish a residential building lot with less than 200' frontage from a parcel of land owned by Edward Baldwin, located on Arbutus Street. Chm. Shaw abstained from voting.

ESTABLISHED BLDG.
LOT-EDWARD BALDWIN
ARBUTUS STREET

An opinion from Atty. Carta regarding the hearing of July 26th, 1972, found that the material introduced would be acceptable at a legal public hearing.

OPINION ATTY.
CARTA of 7/26/72
PUBLIC HEARING

Approved on motion and second by Comms. Mylchreest and Chamberlain, the application for Special Exception for a day nursery and kindergarten by the Sisters of our Lady of the Garden, located off Round Hill Rd. with the stipulations which are set forth:

SPECIAL EXCEPTION
DAY NURSERY-
SISTERS OF OUR
LADY OF THE GARDEN

- 1. Open Monday thru Friday from 8 A.M. to 5 P.M. and to be closed on all legal holidays.

2. Enrollment is limited to 25 children.
 3. Rear yard and play area to be fenced in.
 4. Catch basins must be relocated.
 5. Curbs must be cut back.
 6. All local building and fire requirements must be complied with.
 7. A revised site plan must be submitted.
- No final action will be taken until a written agreement with these stipulations is received.

SPECIAL EXCEPT-
ION FOR DAY
NURSERY-CONTINUED

GMCC proposed subdivision located on Randolph Road adjacent to Route 9 was tabled on motion and second by Comms. Chamberlain and Congdon.

GMCC SUBDIVISION
RANDOLPH RD.
TABLED

In its report to the Common Council, the Commission approved on motion and second by Comms. Mylchreest and Congdon, that the Coleman House and the County Lane Police Station be demolished.

COLEMAN HOUSE &
COUNTY LANE POLICE
STATION BE
DEMOLISHED

Approved on motion and second by Comms. Mylchreest and Chamberlain that the Dunklee House on Newfield Street be retained due to its historical structure and background.

DUNKLEE HOUSE ON
NEWFIELD STREET BE
RETAINED

On November 22nd, Wednesday before Thanksgiving Day, the Commission will not be holding their Reg. Mtng.

NO REG. MTNG. ON
NOVEMBER 22, 1972

A Site Plan for the Arthur Treacher's Fish and Chips food facility to be located on Washington St. in a B-2 Zone was presented by Louis J. Miazga, the proposed manager. It will have a seating capacity of 38 people and parking for 41 cars. It will be an eat-in or take-out operation.

SITE PLAN SUBMIT-
TED - ARTHUR
TREACHER'S FISH &
CHIPS-WASHINGTON
STREET

Site Plan for the Marselli Tool Co., located on St. John St., to rebuild a storage shed was approved on motion and second by Comms. Chamberlain and Augustine.

MARSELLI TOOL CO.
ST. JOHN STREET
STORAGE SHED

Final approval was given on motion and second by Comms. Mylchreest and Chamberlain, the Korb subdivision, located off Saw Mill Road.

FINAL APPROVAL
KORB SUBDIVISION
SAW MILL ROAD

William Kuehn, representing MDC reported Open Space properties. The Bundy Estate, 22 acres of the Hubbard Estate, the developing of Westfield Falls for picnicing and the improvements of the waterfront. He also suggested that conservation should be encouraged.


WILLIAM KUEHN-MDC

C.B.D. Traffic System, no new information has been received.

C.B.D. TRAFFIC
SYSTEM

RESPECTFULLY SUBMITTED

ADJOURNMENT


DAVID MYLCHREEST, SECRETARY
COMMISSION ON THE CITY PLAN
AND ZONING