

SEPTEMBER 13, 1978

Paul P. Parisi, Chm.; Dr. Eric G. Lowry, Vice-Chm.; Cos I. Giuffrida, Sec'y.; Vincent J. Loffredo; Dr. Christie E. McLeod; Seb J. Passanesi; Ralph H. Shaw, II; Mayor Anthony Marino; Alternates: George L. Augustine; Robert F. Chamberlain; Daniel Z. Shapiro

COMMISSION MEMBERS PRESENT

Alternate: Conrad J. Tyaack

ALTERNATE MEMBER ABSENT

George A. Reif, Dir.; Althea C. Rinaldi, Sec'y. Florence Pelc, Recording Sec'y.

STAFF MEMBERS

Phil Bauer, Engr., Public Works Dept.; Ron Winter, reporter, The Hartford Courant; Kim Smith, reporter, The Middletown Press; approx. 10 members of the public at large

OTHERS

Approved transcript of Public Hearing of Aug. 9, 1978, on motion and second by Comms. Giuffrida and Loffredo. Vote was unanimous.

TRANSCRIPT OF P.H. FOR 8/9/78 APP'D.

Approved minutes of August 23, 1978, with correction made to read: Member Absent not Member Present as written, on motion and second by Comms. Lowry and Shaw. Vote was unanimous.

MINUTES FOR 8/23/78 WITH CORRECTION, APP'D.

Approved Transcript of Public Hearing of June 12, 1978, on motion and second by Comms. Shaw and Giuffrida with a request that the tape of this hearing be saved. Vote was unanimous.

TRANSCRIPT OF P.H. FOR 6/12/78 APP'D.

DISCUSSION WITH PUBLIC

Dr. Donald Derse of 12 Greenwich Court, a resident of Fieldbrook, stated that he attended a meeting 5 weeks ago with several residents of that development. He is interested in the follow-up of the phases of the development and the issuing of C.O.'s. He reported that the area around the macadam patch has been graded. No equipment for recreation has been placed and facilities in the picnic area have not been placed. The jogging trail has not been completed. He requested that the P. & Z. carry out their plans and see to it that Mr. Barnett, of Fieldbrook Development, lives up to his contract to complete everything in the open space except the swimming pool. He also stated that no building permits be issued, no C.O.'s and no completion of the phases be granted until Mr. Barnett complies. He thanked the P & Z and said he was appreciative of the Commission's interest.

Mayor Marino commented that a meeting had been held and Mr. Barnett was in full agreement and that everything should be completed by Oct. 30th. Otherwise no C.O.'s for 17 houses and no building permits for 14 buildings will be given. Monies are being held in escrow to cover cost. Also attending the meeting held in the Mayor's office were: George Reif, Dir. of P & Z, Public Works, Water/Sewer, Building Inspector. Mr. Reif had previously reported this meeting to the Commission.

Dr. Derse also informed the Comms. that Mr. Barnett has planned a meeting of the Fieldbrook Association, at the Wesleyan Barn on September 27, 1978 regarding common land.

MR. EDWARD RAPPATOR

Mr. Edward Rappator, also a resident of the Fieldbrook PRD stated that he had many comments but the majority of them had already been presented. He wondered if the Mayor had not been present whether the PRD question that evening would have been answered to this point. He also stated, that if questions were not raised, that the Commission would have with-held any information concerning Fieldbrook, even if the Mayor was not in attendance. He believed it possible that Mr. Barnett could have asked and received approval for additional certificate of occupancy.

The Mayor again repeated the procedures for C.O.'s. The Mayor also stated that he was not at the P & Z Meeting of Aug. 9th but the results were reported to him.

Chm. Parisi, stated that the Commission is concerned with problems with other groups and not just Fieldbrook. If the problem has been brought to the Commission at any point in the past or if the question comes up again, the Commission will respond to questions. Agreements that have been made with the developers in the City are brought to the Commission.

It was also pointed out to Mr. Rappator that Fieldbrook was not on the Agenda and the ~~Development~~ <sup>Mr. Deese</sup> appeared on DISCUSSION WITH PUBLIC item, and Mr. Rappator said that was correct. It was also stated that a meeting was held in the Mayor's Office and this had been reported by the Director of Planning.

Mr. Rappator, continuing; stated he wished to be put on the Agenda when Fieldbrook was to make a presentation. Chm. Parisi said he could not do it until he knew when, and it may be some time before Fieldbrook applies to the Commission.

Approved application for 8 lot subdivision off Jacob Terrace, "Chimney Hill" for applicants Bennett and Lois Sierpinski, with recommendations from the Water and Sewer Dept. be adhered to and that revised drawings be submitted. A hydrant must be placed at the end of the water line. Approved on motion and second by Comms. Loffredo and Giuffrida. Vote was unanimous.

APPROVED 8 LOT SUB-DIVISION "CHIMNEY HILL"-JACOB TERRACE BENNETT & LOIS SIERPINSKI-APPLICANTS

A letter was received in the Planning Office from the architect representing the Russell Library, which is planning an expanded library. The architect is seeking a clarification of parking requirement. The library's usable area is roughly 50,000 sq.ft. The Zoning Code requires one (1) space for every 300 sq. ft. of gross building area per floor, as called for in the Zoning Code, Item 40.04.23.

LETTER TO HARDY HOLZMAN PFEIFFER ASSOC. ARCHITECTS FOR PROPOSED RUSSELL LIBRARY EXPANSION - OFF-STREET PARKING REQ.-CLARIFICATIONS

The Connection House is being used as a multi-family dwelling at 167 Liberty St. Its structure is comprised of three apartments with four persons residing in each apartment. No alterations have been made to the building. It has been a three family dwelling since 1964 and still existed at the time of the 1977 revaluation. A building permit was issued for an alternate exitway to the third floor apartment. No violation has been found.

CONNECTION HOUSE 167 LIBERTY STREET NOT IN VIOLATION

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Dr. Eric G. Lowry reported on the South Green status. Dr. Lowry also reported that a future meeting of the Planning Committee of the Redevelopment Agency will be October 16, 1978.

LIAISON REPORTS  
REDEVELOPMENT:DR.  
ERIC G. LOWRY

Robert F. Chamberlain presented the Director of Planning a book on the Urban Mass Transit.

MIDSTATE PLANNING  
AGENCY:DR. ROBERT F.  
CHAMBERLAIN

Ralph H. Shaw reported that the Inland-Wetlands Water Courses Agency approved the Streambelt Regulations.

INLAND-WETLANDS  
WATER COURSES AGENCY:  
RALPH H. SHAW II

George L. Augustine representing <sup>the</sup> Citizen's Advisory Committee had nothing to report.

CITIZEN'S ADVISORY  
COMMITTEE:GEORGE L.  
AUGUSTINE

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

ADJOURNMENT

Cos I. Giuffrida, Sec'y.  
Planning and Zoning Commission

Approved at the meeting of \_\_\_\_\_.