

Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Secretary; Comms. Walter J. DreaHER; Stephen T. Gionfriddo; Seb J. Passanesi; Rose Sbalcio; Alternates: Comms. George L. Augustine; Louis Carta

COMMISSION MEMBERS PRESENT

Mayor Michael J. Cubeta, Jr.; Chm. Paul P. Parisi; Alternates: Comms. Mary C. Woods and Anthony Gaunichaux

MEMBERS ABSENT

Vice-Chm. Eric G. Lowry acted as Chairman in the absence of Chm. Paul P. Parisi. Comm. Augustine acted for absent Chm. Paul P. Parisi.

ACTING MEMBERS

George A. Reif, Director; Althea Rinaldi; Mary Lee Dorflinger

STAFF

Philip Bauer, Engr., Public Works; Robert Frank, Zoning Enforcement Officer; Jan Frazier, Reporter, Middletown Press; Rosemary Keogh, Reporter, Hartford Courant; approx. 7 persons in the audience.

OTHERS

Approved minutes of August 26, 1981 and September 9, 1981, on motion and second by Comms. Gionfriddo and Giuffrida. Vote was unanimous.

APPROVED 9/9/81  
MINUTES 8/26/81

Approved transcript of May 13, 1981, on motion and second by Comms. DreaHER and Giuffrida. Vote was unanimous.

APPROVED TRANSCRIPT 5/13/81

Continued to be tabled, proposed amendment to the Zoning Code to change lot area and width requirements in the Zoning Code Section 21 where public sewer is not available (a) Delete reduction of minimum lot width (frontage on street) and area to 100 feet and 20,000 sq. ft. if only City water, but not sewer, is available. (b) Add to requirement for, "other permitted uses" public sewer and water to qualify for minimum lot width of 100 ft. and area of 20,000 sq. ft. And further to set requirement of 200 ft. of lot width and 40,000 sq. ft. of lot area if public sewer is not available.

TABLED PROPOSED AMEND. TO ZON. CODE RE: AREA REQUIREMENTS FOR LOTS SECTION 21

Continued on the agenda, the Department of Health's inquiry regarding mobile vending operations as this is still in the process of being studied.

INQUIRY RE: MOBILE VENDING OPERATIONS

Approved Special Exception to expand existing landfill to provide for disposal of metal hydroxide sludge and filter cake for United Technologies Corp./Pratt and Whitney Group Mfg. Division located off Aircraft Road, in the I-3 Zone for Applicant/Agent A.E. Wegner, Ex. Vice-President, subject to a number of terms, conditions and restrictions as set forth in the attached copy which is hereby made a part of these minutes, on motion and second by Comms. Passanesi and Carta. Vote was unanimous.

APPROVED S.E. PRAITT & WHITNEY LANDFILL

Continued on the agenda, resubdivision of land off Tuttle Road in the I-2 Zone for the Kane Brick Co., Applicant/Agent Gregory Kane Cook, Pres.

KANE BRICK RESUBDIVISION

Denied proposed subdivision known as Royal Oak Park II, to be located on Route 17, Middletown/Durham Town line for developer PHS Development Corp., Applicant/Agent A. Thomas White, Attorney, because the Commission was uncertain of the actual proposal before them because of the conflicting information that was said to have been presented to the various agencies as told by the proponent's Attorney, A. Thomas White, on motion and second by Comms. DreaHER and Passanesi. Vote was unanimous.

DENIED ROYAL OAK PARK II PROPOSED SUB-DIVISION

Continued on the agenda, Zoning Code possibilities (a) reduction of number of permitted housing units in various zones (density), (b) Evaluation of the status of the two large, unfinished P.R.D.'s in light of experience gained and increased environmental concerns since both started more than 10 years ago.

CONTINUED ZONING CODE STUDY

Gave an affirmative G.S. 8-24 Report regarding Conrail Permanent easement for installation of City pipes, on motion and second by Comms. Giuffrida and Dreaher. Vote was unanimous.

G.S.8-24 REPORT  
CONRAIL-CITY  
PIPES

After a brief discussion regarding (a) Proposed addition for Sunday School, pastor's study, nursery and kitchen facilities for the Third Congregational Church located at 94 Miner Street in the R-1 Zone (b) L. Henderson, T.D. Zone dwelling into rooming house and (c) Expansion of bar, T.D. Zone, the Commission decided that any changes in a Special Exception must come before the Commission for a public hearing, on motion and second by Comms. Gionfriddo and Augustine. Vote was unanimous.

CHANGE IN S.E.  
GO TO P.H.

Gave an affirmative G.S. 8-24 Report concerning land acquisition and/or easements by the City of Middletown, on motion and second by Comms. Gionfriddo and Sbalcio. Vote was unanimous.

G.S.8-24 REPORT  
RE: LAND  
ACQUISITION &/OF  
EASEMENTS

Approved that the contract requirements concerning the agreement for completion of subdivision improvements regarding Wesleyan Hills (Blue Meadow Road) had been met and further that all money held to assure completion of work required be returned, on motion and second by Comms. Gionfriddo and Dreaher. Vote was unanimous.

APPROVED  
WESLEYAN HILLS  
BLUE MEADOW RD.  
COMPLETED RE-  
QUIREMENTS

Agreed that the work required to be completed by October 1, 1981, concerning the agreement for completion of subdivision improvements regarding Cedar Village, Phase II, is not proceeding properly and that a notice be so sent to the developer, on motion and second by Comms. Giuffrida and Passanesi. Vote was unanimous.

NOTICE RE:  
CEDAR VILLAGE  
PHASE II

After a brief discussion concerning Safeway Products, Inc. on Middlefield Street regarding the sidewalk from the new parking lot to the plant site, the Commission stated that approval has been granted with the requirement that the area proposed for use as a parking lot be connected by a sidewalk to the main Safeway property and screened by planting material from adjacent residential uses. The Commission therefore reaffirmed its original decision.

SAFEWAY PRODUCTS  
MIDDLEFIELD ST.

Scheduled for Public Hearing of October 14, 1981, (a) proposed amendment to the Zoning Map to change an area from I-1 to B-3 or R-3 Zone and (b) proposed Special Exception to permit four (4) apartments and two (2) stores on 19 Spring Street for Applicant/Agent Bill Ziegler, on motion and second by Comms. Giuffrida and Gionfriddo. Vote was unanimous.

P.H. 10/14/81  
19 SPRING ST.  
BILL ZIEGLER  
S.E. & CHANGE OF  
ZONE

Scheduled for Public Hearing of October 14, 1981, proposed Special Exception for adaptive use for Danforth Pewter Shop to be located on South Main Street opposite the South Green (Union Park), on motion and second by Comms. Sbalcio and Passanesi. Vote was unanimous.

P.H. 10/14/81  
DANFORTH PEWTER  
S.E.

Scheduled for Public Hearing of October 14, 1981, proposed resubdivision of a parcel of land located on Millbrook Road for Applicant/Agent Kurt Schwarzkopf, on motion and second by Comms. Dreaher and Gionfriddo. Vote was unanimous.

P.H. 10/14/81  
RESUBDIV.  
MILLBROOK RD.

Comm. Lowry mentioned to the Commission about the Moose Club having an advertisement in the Middletown Press regarding rental of the hall to the public which is in violation of the Zoning Code. The Commission instructed the Zoning Enforcement Officer to notify the Moose of their Zoning Code violation.

ZONING CODE  
VIOLATION RE:  
MOOSE CLUB

NO REPORTS.  
Adjournment at 9:45 P.M.

REPORTS  
ADJOURNMENT

Approved at meeting of  
Oct. 14, 1981

Eric G. Lowry, Vice-Chairman  
PLANNING AND ZONING COMMISSION  
(SEE ATTACHED PRATT & WHITNEY RESOLUTION)  
Pages 1, 2 and 3.

PRATT & WHITNEY SPECIAL EXCEPTION APPLICATION

Whereas the Middletown Zoning Code provides, in Item 44.07 of Special Exception Section 44, that any violation of the terms, conditions or restrictions upon which a permit was granted are not being complied with is a violation of the Zoning Code. The Commission may rescind and revoke such permit. The Commission, therefore, approves the application, dated May 26, 1981, of United Technologies Corporation, Pratt & Whitney Group, to dispose of metal hydroxide sludge and filter cake which is generated at Pratt & Whitney Aircraft Group Manufacturing Facilities with the following terms, conditions or restrictions.

- SECTION 1. Prior to depositing of any waste at the site the following information shall be submitted to the Planning and Zoning Commission for its review and approval.
- a. Hydraulic gradient information shall be presented from a system of piezometers placed in a N&S and E&W orientation, as approved by Planning and Zoning Commission, within the site boundary including the ECM landfill.
  - b. The subsurface geology of the site along the southern property line shall be defined to bedrock. If permeable (course grained) units are encountered, pump testing shall be undertaken and the data submitted to the Planning and Zoning Commission.
  - c. On-site subsurface permeability shall be further defined through the use of slug tests.
  - d. Ground water monitoring wells shall be placed around the disposal site and specifically along the southern property line and the eastern boundary of the wetlands. Location of wells to be approved by Planning and Zoning Commission. At each location, three (3) separate screens shall be set; one (1) at the top of the saturated zone, and one (1) at the midpoint of the saturated zone and one (1) at the bottom of the saturated zone. Samples from all monitoring wells shall be extracted and submitted to a State certified lab for analysis. The City Department of Health shall be notified one (1) week in advance of sampling so that staff may witness the process and/or obtain duplicate samples for their use.

No waste shall be deposited until all the requirements of Section 1 have been met.

SECTION 2. Upon start of depositing waste within the site the following information shall be presented at the time indicated.

- a. The City Department of Health shall be allowed to take a "grab sample" of waste being placed at anytime while being placed or already in-place.
- b. Annually in March at least three (3) undisturbed core samples shall be taken of in-place material and tested by a State certified laboratory and copies of laboratory report shall be transmitted within 30 days to the City Department of Health for review.
- c. Ground water samples from the monitoring wells shall be extracted during the entire time span waste is being deposited and for an additional thirty years (30) after the project closure plan has been completed.

Ground water samples from the monitoring wells shall be extracted during the last week of March, June, September and December and shall be submitted to a State certified laboratory for analysis. The City Department of Health shall be notified one (1) week in advance of sampling so that staff may witness the process and/or obtain duplicate samples for their use.

Copies of the laboratory reports shall be transmitted within thirty (30) days of the sampling to the City Department of Health for review.

Property line well samples will be evaluated against Federal Drinking Water Standards that are in effect at the time of sampling. If the standards are exceeded, the following will be required from this time on.

- (1) The applicant will be allowed six (6) months to determine the cause of the water quality situation.
- (2) At the end of six (6) months, the applicant will present a detailed plan to the Commission for approval which outlines techniques to be implemented to bring ground water quality into standard.
- (3) At the end of one (1) year, if water quality standards are not achieved, the facility will have its

permit revoked, and the applicant will be required to stop all disposal operations and undertake necessary steps to bring water quality parameters within standards.

- d. Annually in March reports shall be presented to the Planning and Zoning Commission which identifies the quality and quantity of waste disposed, characteristics of the waste and location within the site.

SECTION 3. In the event of unforeseen circumstances the facility shall have its approval revoked if the City Department of Health determines a potential health hazard or public nuisance exists.