

OCTOBER 8, 1975

Ralph H. Shaw, II, Chm.; Eric G. Lowry, Vice-Chm.; Cos
Giuffrida, Secy.; Seb J. Passanesi; Sebastian J. Garafalo;
Edward J. Kalita; Alternates: George L. Augustine; Gerald
J. Lentin

COMMISSION MEMBERS
PRESENT

Betty Matteo; Alternates: David A. Bengtson; Kent M. Scully

MEMBERS ABSENT

George A. Reif, Dir.; Catherine V. Raczka, Ass't. Dir.
Althea C. Rinaldi, Staff Secy.

STAFF

Philip G. Bauer, Engr., Public Works Dept.; D'Veira Cohn,
reporter, Middletown Press; Peter Caprigilio, reporter,
Hartford Times

OTHERS

Comm. Augustine acted for absent Comm. Matteo

ACTING MEMBER

A discussion concerning the signs at the renovated Page and
Warner and Didato's gas station took place. Involved were
Salvatore Didato owner, Rober Poliner his attorney and
Joseph Haze, Director of the Redevelopment Agency.

DIDATO'S SIGN PROBLEM
BROAD & WILLIAM STS.
NON-CONFORMING USE
R-4 ZONE

The commercial building is in an R-4 Zone and is classified
as a non-conforming use. The Commission had approved the
modification of the non-conforming use in 1974. The drawing
used in that application procedure showed a modest sign
identifying the Page and Warner building. Didato now proposes
to install different signs reasoning that the originally proposed
sign was hidden from view by autos parked in front of the build-
ing. His proposed signs would violate the size permitted in the
zone. If the area were zoned B-3 the sign area would be permitted.
His attorney reasoned the entire block in which Didato's buildings
are located should be B-3 rather than the current R-4. The zoning
designation had been discussed in past years and the sign issue
has raised it again at this time.

Joseph Haze reported that his agency's committee concerning land-
use has reviewed the subject and recommends a change from the
current designation as a residential area.

During the discussion Commission members complemented Mr. Didato
on how well his building looked as it now stood without the pro-
posed signs. In return Didato thanked his architect Comm. member
Seb Passanesi. Comm. Passanesi had disqualified himself from the
discussion.

The Commission could take no action since the proposed sign would
violate the Zoning Code and no formal application for rezoning had
been made.

An Attorney representing Cedar Village, PRD V, submitted a letter CEDAR VILLAGE PRD
requesting an extension of time to complete a street in Phase Two V-APPROVAL-TIME
of the project originally scheduled for completion in October '75. EXT. OF ROAD IN
The reasons offered for delay included economic and engineering PHASE TWO
problems.

After discussion an extension of time was granted, in the terms
requested, to June 10, 1976, to complete the subject street with
the added provision that the developer provide all necessary
maintenance for any washouts of the existing roadbed and the

removal of any snow that might fall during the extended time period, on motion and second by Comms. Passanesi and Garafalo. Vote was unanimous.

Approved minutes of the Reg. Mtng. Sept. 10, 1975, as corrected, on motion and second by Comms. Kalita and Lowry. Vote was unanimous.

MINUTES OF 9/10/75
APPROVED

Approved minutes of Reg. Mtng. July 23, 1975. on motion and second by Comms. Lowry and Passanesi. Vote was unanimous.

MINUTES OF 7/23/75
APPROVED

Approved transcript of Mtng. June 11, 1975, on motion and second by Comms. Lowry and Kalita. Vote was unanimous.

TRANSCRIPT 6/11/75
APPROVED

Tabled transcript of Mtng. July 9, 1975

7/9/75 TRANS. TABLED

Continued tabling of a request for an opinion from City Atty. O'Neill concerning open space preservation responsibility of the Commission in Planned Residential Developments, on motion and second by Comms. Kalita and Giuffrida. Vote was unanimous.

CONTINUED TABLING
REQUEST FOR AN
OPINION-P.R.D

Comm. Garafalo left the Reg. Mtng. of 9/24/75 early, and Comm. Augustine served in his place. The Agenda for this meeting was not followed in sequence.

A discussion about S. Main St. included a comment by the Chairman that the wisdom of the '69 Commission in rezoning the area from strip commercial to residential for the basic purpose of stopping additional development had avoided making another Washington St. (Rt. 66) out of the street.

OPEN DISCUSSION ON
VARIOUS ITEMS

The Pizza Hut was identified during the discussion as the last major commercial use started prior to the '69 zone change.

Since that year several uses have been permitted as modifications or continuation of non-conforming uses. Specific examples included use of a former textile manufacturing plant by Wesleyan Potters, the construction of a warehouse by the Coco Cola bottling plant and the conversion of a dwelling to professional and quasi-professional uses. Each of these uses were considered carefully by the Commission.

Comm. Kalita spoke of the recent return by the Commission of a proposed application by Instant Printing Co. to rezone a single lot on S. Main St. from R-3 to B-2 Commercial. He noticed that the news media had incompletely or incorrectly reported that the Commission had made a decision to reject the application when, in effect, it had returned the application because the application clearly violated a set policy of not concerning rezoning for areas of less than 20 acres.

Comm. Lowry commented on the Press quoting some information that had been proposed as background information for Comm. Members only in their deliberation about the Westlake resub-division application.

Returning to S. Main St. discussion, Comm. Passanesi suggested that the Commission staff make a recommendation concerning the overall problem.

Adjournment on motion and second by Comm. Lentini and Kalita.
Vote was unanimous.

ADJOURNMENT

Respectfully submitted,

Cos Giuffrida, Secretary
Planning & Zoning Commission