

EXECUTIVE SESSION - COMMISSION ON THE CITY PLAN AND ZONING -
ACTING AS THE ZONING COMMISSION - THURSDAY - OCTOBER 19, 1967 -
CITY PLAN OFFICE - MUNICIPAL BUILDING - MIDDLETOWN, CONNECTICUT

CALL TO ORDER was made by the Chairman at 7:40 P.M.

ATTENDANCE

Present: John J. Higgins, Chairman
Edward F. Button, Secretary
Joseph W. Masselli
Frederick W. Atkins, alternate member, sitting
in official capacity.
Joseph P. Otfinoski, alternate member, sitting
in official capacity.

Absent: Carmelo J. Mazzotta, Jr., Vice Chairman
Philip M. Salafia
Salvatore J. Lisitano, alternate member

Also

Present: Alex R. Posze, Jr., Director of Planning.

MINUTES

The Commission, on motion of Commissioner Button, seconded by Commissioner Masselli, APPROVED THE MINUTES OF THE SEPTEMBER 21, 1967, MEETING OF THE COMMISSION AS CIRCULATED.

REPORTS

Middlefield
Rezoning

Commissioner Masselli reported on the meeting at the Midstate Regional Planning Agency concerning the proposed zone change to permit industrial development in the Laurel Brook area of Middlefield along the Middletown - Middlefield town lines. The meeting seemed meaningful and concluded that the Metropolitan Study Commission should investigate the factors relating to this proposed zone change and advise those concerned of its findings. Present at the meeting were representatives of the Middlefield Planning and Zoning Commission, the Middlefield Conservation Commission, the Hill Development Corporation, Midstate Regional Planning Agency and the Middletown Commission on the City Plan and Zoning (Commissioners Higgins, Mazzotta, Button, Salafia and Masselli)

BOORUM & PEASE "NOISE" ®

PEASE "NOISE" ®

Commissioner Higgins reported that he had contacted Mayor Dooley to appoint a new member to the Metropolitan Study Commission in place of Mr. Ledwith who resigned recently.

Interviews

Mr. Posze reported the present status of interviewing prospective staff. He stated that he has two other candidates to interview in the near future and as soon as the Commission's role in the Community Development Action Program is defined, Mr. Posze will make his recommendation(s) to the Commission.

Zoning Ordinance

Mr. Posze suggested two alternatives in updating the present Zoning Ordinance. One alternative would be to prepare a Proposed Zoning Ordinance, that if adopted, would in one act repeal the entire present Zoning Ordinance. The other alternative would be to update the present Zoning Ordinance by planned stages. However, before this could be accomplished in an organized manner, the present Zoning Ordinance would have to be rearranged. Mr. Posze then presented each of the Commissioners with a draft copy of the rearranged Zoning Ordinance, pointing out that none of the language has been changed and demonstrated, by means of a chart, how the rearrangement is proposed. He suggested that the Commission keep the draft copy and study the rearrangement and make comments about it at a future meeting. Mr. Posze, also, pointed out that this method of updating the present Zoning Ordinance, would require more than one Public Hearing and would thus give the public more opportunity to be heard concerning the updating.

Legal Counsel

Mr. Posze reported that he had hoped to have the legal opinion, requested, concerning the Bylaws back by this time for Commission action. He suggested, during his report, that the Commission pursue the possibility of retaining a legal counsel to attend all Commission Hearings, Executive Sessions and to be available to the Planning Staff for legal guidance. This legal counsel would also have the responsibility of making all legal opinions concerning either the proposed or immediate actions of the Commission.

Mr. Masselli requested the Chair to excuse him from the rest of the meeting at approximately 9:00 due to another appointment. The Chair so moved.

OLD BUSINESS

None

NEW BUSINESS

"Cecchini"
Deferred

Due to lack of a quorum to act on the "Cecchini" Change of Zone petition, action was deferred. However, the Commission, on motion of Commissioner Button, seconded by Commissioner Otfinoski, unanimously voted to hold a Special Executive Session at the earliest date that a quorum can meet to consider the "Cecchini" change of zone petition.

Moving
Expenses

The Commission, after discussing the fact that it was the Commission's intent when appointing Mr. Posze, Director of Planning, that all of his moving expenses be paid for by the Commission. On motion of Commissioner Button, seconded by Commissioner Otfinoski, unanimously voted affirmatively that all of Mr. Posze's moving expenses be paid for by the Commission on the City Plan and Zoning for the City of Middletown and further declared, that it is the policy of this Commission to pay all moving expenses of any out-of-town staff member it employs.

CSP
Consultant
Fee

The Commission, on a verbal inquiry from Mr. Scanlon of the Finance Department concerning Mr. Anderson's consultant fee of \$125.00 for the week of September 24, 1967 and \$125.00 for the week of October 1, 1967, and after reviewing the Consultant's Contract, in particular, paragraph 2 of said Contract, on motion of Commissioner Button, seconded by Commissioner Otfinoski, unanimously voted approval of paying the consultant fee of \$125.00 for the week beginning September 24, 1967 and \$125.00 for the week beginning October 1, 1967 and further declares that it is the policy of this Commission to execute the Contract between the City of Middletown, Connecticut, and the Consultant, Mr. Anderson, dated November 14, 1966, as written.

CSP

The Commission, in further reviewing Mr. Anderson's contract with the City of Middletown, dated November 14, 1966, in particular, paragraph 3 of said Contract, on motion of Commissioner Button, seconded by Commissioner Atkins, unanimously voted that only Mr. Anderson, Consultant, shall sign claim vouchers for payments due as agreed in paragraph 3 of a Contract between the City of Middletown, Connecticut and the Consultant, Mr. Anderson, dated November 14, 1966.

CORRESPONDENCE

There was no correspondence.

ADJOURNMENT

The meeting adjourned at 9:50 P.M.

Respectfully submitted:

Edward F. Button, Secretary
Commission on the City Plan &
Zoning