

Chm. Stephen Gionfriddo, Vice Chm Cos Giuffrida, Sec'y Louis Carta, Steven J. Leinwand, William A. Pillarella, Sebastian J. Passanesi, Rose Sbalcio, Alternate Stephen Gadomski, Alternate Richard Thompson, Alternate Thomas Hutton, Dir. Public Works Salvatore Fazzino, Ex-Officio, Mayor Sebastian J. Garafalo, Ex-Officio.

COMMISSION MEMBERS PRESENT

Alternate Commissioner Paul P. Parisi

MEMBERS ABSENT

Alternate Richard Thompson acted for Commissioner Rose Sbalcio who disqualified herself for Item #1

Planning Dir. George A. Reif, Nino Martucci, Planner; Hope Kasper, Dot Wilson

STAFF

Lucas Held, Reporter for the Middletown Press; and approximately 60 members of the audience.

OTHERS

Chm Gionfriddo

I'm going to call the Planning & zoning Meeting of October 23, 1985 to order. First Item on the agenda is roll taking and all seven regular members are present. I think this will be a first for a long time. We move to the public hearing and ask the Secretary to read the legal notice.

Secretary Carta

Legal Notice, Middletown, Connecticut. The Middletown Planning & Zoning Commission Public Hearing, October 23, 1985, 7 PM in the Council Chamber, DeKeyen Drive, Middletown, CT to Consider:

ITEM #1-SPECIAL EXCEPTION TO PERMIT ADDITION TO RETAIL BLDG/MOVE BLDG ONTO SITE AND TO CONSTRUCT 4 NEW APTS/E. MAIN ST/TD ZONE/CAT'S REALTY INC.

ITEM # 1: A proposed Special Exception to permit addition to retail building, move building onto site and to construct four new apartments located on East Main Street in a TD zone. Applicant/Agent Cat's Realty, Inc., David B. Mylchreest presenting.

Chm Gionfriddo

Dave or Michael, whoever.

Attorney Mike Dowley;

I am representing tonight...

Chm Gionfriddo

Michael, before you go on, I'm sorry, Commissioner Sbalcio just indicated she will be disqualifying herself on this matter and in her place will be sitting Comm. Thompson. Thank you.

Atty Dowley:

Once again, it's Michael Dowley representing Cat's Realty tonight in their application to make use of a Transitional Development Zone along East Main Street. Mr. Catanzaro has purchased a piece of property that was for many years involved in a city tax foreclosure, we had the closing yesterday afternoon and took title... it's Mr. Catanzaro's goal to take this piece of property which previously hasn't been the most attractive property around, and turn it into something that people will like. Mr. Mylchreest is going to discuss with you tonight the exact plans for the Transitional Zone. One of my clients, LWB Development Co., who also has purchased property in the East Main Street extension area has written a letter...I'll read it to you..."Stephen Gionfriddo, Chair-

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man, Planning & Zoning Commission, City of Middletown...Dear Mr. Gionfriddo, as you know, we are developing property between Main Street Extension and East Main Street known as the Sanseer Mill. We are very happy to see East Main Street property actively developed and are therefore very much in favor of Mr. Catanzaro's proposal. That is an introduction, I think Dave Mylchreest can take you and show you exactly the location of the property.

Mr. Mylchreest:

Good Evening, Ladies and Gentlemen, I'm David Mylchreest, Consulting Engineer on Laurel Grove Road in Middletown. There were three major responses from the different departments involved that did make comments and I would like to review them with you and (inaudible) they to be made part of, or read into the record...but if I can go through them it might take some of the explanation that might be required later on. First of all, the site, as those of you may or may not know on East Main Street just North of Main Street Extension where Schilke's Gas Station is... the old Guy Homestead...I have put at your places maps which are a little easier to see than what's up on the board here...to the left and to the North is St. Francis Church, to the top of the page is Wall Street and to the right, or South, is Schilke's Gas Station. The intent here is to take the existing Maynard Homestead, which presently has four apartments, as well as an existing single family unit just to the south of it, renovate that, supply the required parking to take care of that and then the existing, what was called the Jess Corporation Auto Supply dealer indicated in the cross-hatch existing building, add on to that building and then move the existing office building from further South on East Main Street up to this site, pave the areas indicated and mark and drain as required by the comments. Now, if I can run through these comments, I'll do it rather quickly. The Department of Health made comments...first of all, the overall site...the first one had to do with one of the Commissions...suggested that the Commission require subdividing into three or more lots...Public Works also made this comment and as I have discussed with them and your staff people, we don't really know the ultimate use of this property...it is in a Transitional Zone and as such we would like to keep it all as one parcel, recognizing that there are different uses on the parcel and there are presently different uses on the parcel. Items 2 and 3 of the Department of Health indicated that the area must be cleared of unnecessary debris and that provisions for exterior grass and bush trimming and rodent control and so on...we've indicated these by notes #1 and #2 on the drawing, and we certainly will comply with all that. Item #4 - All buildings must be connected to city water and sanitary sewer...they are and the Sewer and Water Department has reviewed this and indicated on their letter of review that it is possible and/or they are connected to present time. On site drainage control measures and driveway and parking areas - also Public Works should be cognizant of the potential surface water runoff. We've discussed this with Public Works - there is presently under construction the installation of a storm water drain from Wall Street to replace the old stone culvert that's indicated on the revised plan, we've indicated a catch basin in the new parking area under the residential area and the Chief Engineer indicated that he would like to have a catch basin built off street

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Mr. Mylchreest

and brought into the existing catch basin because there is presently a water problem from the runoff of this lot that runs down the street and freezes in the wintertime. Number 7, 8 and 9 are also items that the Health Department had requested...have to do with the dumpster, construction activity and any interior food related areas must be constructed, etc., etc.. These are indicated by items #3, 4 and 5 under the plan and we certainly will comply with it. The rest of it concerning residential area pretty much is a duplication of what was (inaudible) in the first nine items of this plan. The second page had to do with the new construction, here again we did do the things you asked for, he did indicate that since there is going to be the storage of coal on the area, and it's in the fenced-in area immediately behind the building indicated to be moved, I did consider...I did indicate a note there that that coal that's anthracite, it's washed before it comes on site and it is stored and covered because naturally, in the wintertime if it gets wet you can't move it so it has to be kept dry. Those are the responses of the Public Health Dept. - the additional responses that the Department of Public Works had, they were concerned that - was that building to be moved on the site, off the site, demolished - I've indicated that it's to be moved onto the site, they want an indication of the paved areas and I've indicated that the minimum of 2 inches asphalt on 8 inch (inaudible) gravel. I mentioned before the proposed catch basin in the parking area and pitch the water to that point and the last item was ...they wanted to show and indicate the construction easement and the drainage easement which is presently under consideration by the Sewer and Water Department. And that, in essence, is the answer to the responses and any other questions I would be glad to answer them.

Chm Gionfriddo

Are there any members of the Commission that have questions of Dave?

Comm. Leinwand

I think it might help the Commission if they know the type of tenants who have inquired of Mr. Catanzaro if he would be willing to rent them space?

Mr. Mylchreest

He's got a T.V. Repair Shop, a convenience grocery store, obviously, Middlesex Ice & Coal is going to move their business there and a Real Estate and Insurance Agency. In addition, your friend the taxidermist has applied to see if he would want to put his place there.

Chm Gionfriddo

Are there any members of the Commission who have any questions of the proponent? If not, thank you. Are there any members of the public who wish to speak in favor of this proposal? Are there any members of the public who wish to speak in opposition to this proposal? If not, we will close the public hearing and ask the commission what their pleasure is with respect to

Comm. Leinwand

Move to make it 7.5 on the agenda

Chm Gionfriddo

A move and a second to make this Item 7.5. Any discussion? If not, all

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Chm Gionfriddo

those in favor? Any opposed? It will be Item 7.5 under New Business and we will move to Item #2 on the Legal Notice.

Secretary Carta

ITEM #2 - Continued public hearing to amend the Zoning Code & Map

ITEM #2
CONTINUED PUBLIC HEARING TO
AMEND ZONING
CODE AND MAP/
PROPONENT P&Z
COMMISSION

Chm Gionfriddo

Okay, I guess I don't have to explain what we are doing here since we have had a number of Public Hearings on this already. Is there anyone from the public wishing to be heard on the proposed Zoning Code Text changes or Map changes dealing with residential zones? Anyone? If not, I've received one letter which I will read...It comes from Middletown Industrial Development Corporation and it deals partly with this particular issue...actually, I'm not going to read the entire letter into the record... what the letter basically requests is the formation of a task force comprised of public and private interests to look at the Plan of Development and related issue...it's not within the province of the Planning & Zoning Commission to put together this type of a task force but, barring an objection from members of the Commission, I will indicate that the Planning & Zoning Commission will be willing to supply members to a task force if a task force is put together and the task force that is suggested here would be comprised of Planning & Zoning members, members of MIDC, members of the Water & Sewer Department, that could be the director or designated member, and/or members of Public Works, the director or designated member of his department to sit down and look at the Plan of Development. Naturally, I would include George Reif, as Planning Director. I would indicate, unless the Commission directs me otherwise, that we will be willing to participate in that type of a task force and I will refer the matter to the Mayor, Mayor's Office, to see if such a task force can be put together and as Chairman I would designate Comm. Leinwand and myself as two members. If I don't hear any objection, and Mr. Mayor, I will give you this letter and....

(Unidentified person from audience)

May I speak now or not?

Chm. Gionfriddo

Yes, you may

Katherine Coley, Maple Shade Road

I think I would welcome personally this study commission but may I suggest that you might want to include a representative from the Neighborhood Association for some citizen input as well as official input?

Chm Gionfriddo

What I just tried to suggest is that it is not in the province of the Planning & Zoning Committee to put this type of task force together, I am referring it to the Mayor's office for his consideration and just indicating to him that the Planning & Zoning Commission will be willing to participate if a task force is formulated.

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Chm Gionfriddo

How the task force is comprised and who the members are will be up to the Mayor and the Council to determine, I would gather.

Katherine Coley

Mr. Mayor, I think his suggestion as to who should be on it was good and I would like to add that you also consider the representatives from the neighborhood associations.

Chm Gionfriddo

Since there...okay...I brought that forward for public information. If we are talking about the issue of residential lot sizes that's what the public hearing is about this evening...so if there is anyone who wishes to address that particular issue than fine....

Wayne Reid, 511 Atkins St., Middletown

I'd like to speak in favor of the proposal-in the past several years we have had a lot of development in our area which is normally a rural area, I feel that increasing the lot size of the homes going out there to approximately an acre would help to preserve some of that rural sense that we have in that area-most of the people have moved out there for the reason of being out and away from the city type of life. If we go to something smaller than the, say, an acre lot or something, you are getting them back into what they really don't want. Thank you.

Chm. Gionfriddo

Thank you, Ron. Anyone else?

Virginia Renschen, 227 Atkin St., Middletown, CT

I would like to say that even though this is basically a step down for me, since I'm in the RR zone and since this would be a lesser thing for me and I know that you can't believe that, but I'm going to say that I'm for the proposal and I guess that I'm for it because I think something is better than nothing. And I feel that a lot of my neighbors say that the only person that gets anything done down here is Phil Karpel and I would like to see that change and I would like the rest of us to get something done down here so I would like to say that I am for the new proposal and I hope you go ahead and do it tonight so we can all get it over with. Thank you.

Chm Gionfriddo

I guess I would amend that to say Mike Dowley's got to be a close second, if not first, even though he's running out. Okay. Is there anyone else wishing to be heard?

Charles King

Members of the Commission, I am Charles King, I live on Miner Street, I'm representing Westfield Residents for the Rational Development of Middletown this evening. As you are aware, our organization has been for this hierarchy concept over the last year and strongly supports the proposal and we did summarize our feelings in a letter that all of you should receive and we also communicated the proposal in an associated map to our members in a special mailing this past week end and asked them to, by their presence, those who could come this evening, come and signify their support of the proposal. The fleet is now in your

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Charles King (continued)
hands and we do believe it is a fair and equitable proposal and strikes an even balance between all the residential land owners and we feel it can only serve to enhance the quality of life in Middletown. Thank you very much for getting the proposal this far.

Chm Gionfriddo
Anyone else?

Jan Miller
On behalf of South Middletown Residents' Association, the executive board, at a meeting last night, endorsed this proposal and asked me to convey their urging of action tonight.

Chm Gionfriddo
Thank you, I hope you'll pardon me, I have a cold and I want to clear my throat constantly in the microphone...anyone else wishing to be heard this evening? If not, we will close the Public Hearing and consider a motion to make this item 7.6.

ADJOURNMENT 7:20

ADJOURNMENT

Transcribed by

Dorothy Wilson