

Paul P. Parisi, Chm.; Dr. Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Sec'y.; Vincent J. Loffredo; Seb J. Passanesi; Ralph H. Shaw, II; Mayor Anthony Marino

COMMISSION MEMBERS PRESENT

Robert F. Chamberlain; Daniel J. Shapiro; Conrad J. Tyaack

ALTERNATE MEMBERS PRESENT

Dr. Christie E. McLeod; George L. Augustine

MEMBERS ABSENT

Alternate Shapiro acted for absent Comm. Dr. Christie E. McLeod

ACTING MEMBER

George A. Reif, Dir.; Althoa Rinaldi

STAFF MEMBERS

Philip G. Bauer, Engr., Public Works Dept.; Jeff Kotkin, reporter, Middletown Press; and approximately 20 people at large

OTHERS

DISCUSSION WITH THE PUBLIC:

PUBLIC DISCUSSION BY THE FOLLOWING:

EDWARD J. KALITA, 85 LORELI CIRCLE

EDWARD J. KALITA RE: McDONALD'S

Mr. Kalita discussion was in opposition to the Special Exception request presented by McDonald's Corp., located on S. Main St., for a drive-up facility at a public hearing held Oct. 11, 1978. He also said a denial was given previously by the Commission at a meeting held back in March of 1978. He questioned why McDonald's was permitted to resubmit their application when there is a twelve month (12) waiting period after a denial.

Mr. Kalita also stated that there was enough traffic congestion on S. Main St. as well as Ward St. and expressed that the Commission look into it. He also felt that sooner or later Hardee's directly across from McDonald's would be asking for the same type of Special Exception, for a drive-up window.

Mr. Kalita also asked about the legality of the Public Hearing Notice that appeared in the Middletown Press twice without the signature of the Commission Chairman.

MR. THOMAS SISSON, OF McDONALD'S CORP.

THOMAS SISSON RE: McDONALD'S

Mr. Sisson requested that the item on McDonald's this evening be tabled until he had a chance to present his proposal to the Police Commission. He stated that the material given the Police Dept. was insufficient regarding the exit drive-way on S. Main St., and they would like to come back with an updated plan after their meeting with the Police Commission.

MRS. DERSE, RESIDENT OF FIELDBROOK HOMES

MRS. DERSE RE: FIELDBROOK

On behalf of the residents of Fieldbrook, Mrs. Derse reported that the open space picnic area has not been started yet and no parking area for campers or trucks, these were the promises made for the common grounds. She is sure that there is a report forthcoming on what has been accomplished and what has not been done. Mrs. Derse remarked what has been done is beautiful. She asked about a report of a retention pond for water run off and which she understood is suppose to be flooded in the winter for ice skating. Mrs. Derse stated that the P & Z Comm. has been very supportive of their requests and pleas and thanked them.

DRAFT

DISCUSSION WITH PUBLIC CONTINUED

MARY ANN CORONA-CHEVRON GAS STATION (WARD & S. MAIN STS.)

MARY ANN CORONA  
RE: McDONALD'S

Mary Ann Cornea representing her husband and herself have operated their business for 20 years, from 10 to 11 hrs. per day felt that they are most effected by the change of McDonald's. Mrs. Corona stated that the traffic count provided by D.O.T. was 16,500 cars per day operating between Randolph Rd and Farm Hill Rd. There are seven (7) gas stations in less than a mile and too many curb cuts. She said that Ward St. is very narrow and more so when there's snow piled up. She is also familiar with people cutting thru their driveway to make exits from Ward St. and hopes they will not have to close their curb cut.

She and her husband do not object to McDonald's being there but are in opposition to any more curb cuts that would intensify traffic on S. Main St. at Ward. She stated that common sense should prevail in this matter. Safety is everyone's concern.

WILLIAM M. KUEHN-DEVELOPER COORDINATOR

WILLIAM M. KUEHN  
RE: HISTORIC  
PRESERVATION OF  
ARCHITECTURAL  
SIGNIFICANCE-HUD  
GRANT

A grant of \$600,000 from HUD is being prepared, for the restoration of the oldest church in Middletown (Old North Church, and also Fourth Meeting House of First Church of Christ, built in 1799, located at 706-712 Main Street). He must have some indication from some official body of the City, in order to complete the application. The building is not on the National Register and he is asking for a resolution that the Church is of historic significance and time element is involved. A City agency must certify this request.

It was requested that the transcript of Sept. 13, 1978, public hearing be made available to Commission members.

Approved minutes of Sept. 27, 1978, on motion and second by Comms. Lowry and Shapiro. Vote was unanimous.

APP'D. MINUTES  
OF SEPT. 27, 1978

Tabled application for Special Exception to convert a residence located at 41 Crescent Street for offices in the R-4 Zone. Applicant Middlesex Memorial Hospital. No prints of a final site plan have been submitted for review by various departments to the P & Z. Office. Tabled on motion and second by Comms. Lowry and Guiffrida. Yes votes: Comms. Parisi, Lowry, Loffredo, Passanesi, Shaw, Shapiro. No vote: Comm. Giuffrida.

TABLED SPECIAL  
EXCEPTION-MIDDLE-  
SEX MEMORIAL HOSP  
AT 41 CRESCENT ST  
SE78-13

Tabled application for Special Exception to permit a drive-up facility on South Main St., in the B-2 Zone. This proposal is for an addition to the existing building. Applicant McDonald's Corp. Mr. Thomas Sisson requested that this item be tabled until he had a chance to present his proposal to the Police Commission. Tabled on motion and second by Comms. Lowry and Loffredo. Vote was unanimous.

TABLED SPECIAL  
EXCEPTION-McDONALD  
S. MAIN ST.  
SE78-2

Tabled application for subdivision of 16 lots located at Reservoir Rd., Coe Ave. and Bartholomew Rd., located in the R-1 Zone. Applicant Atty. Borkowski. Atty. Borkowski requested this item to be tabled. Tabled on motion and second by Comms. Loffredo and Shaw. Vote was unanimous. (This is the Santostefano Estate)

TABLED 16 LOT  
SUBDIVISION-  
RESERVOIR RD., COE  
AVE., BARTHLOMEW  
RD.  
S78-3

Adopted amendment to the Zoning Code, Section 45, Streambelt Regulations. A public hearing was held September 13, 1978. Effective date will be November 15, 1978. Adopted on motion and second by Comms. Lowry and Shaw. Yes votes: Comms. Parisi, Lowry, Giuffrida, Loffredo, Passanesi, Shaw. No vote: Comms. Shapiro.

ADOPTED  
AMENDMENT TO  
THE ZONING CODE  
SECTION 45-  
STREAMBELT REG.  
278-5

Atty. S.J. Cartelli representing Vittorio Scionti and Benito Scionti project-Housing for the Elderly (Pond View) updated the Commission on their progress along with HUD's preliminary approval. No additional information was submitted. Mr. Cartelli read through the agreement that was submitted on June 20, 1977, that will be complied to. Construction is set for sometime in December. This will not be a private operation. It will be controlled by HUD. The plan sited that there will be parking for 52 cars. The housing will be split level-3 stories. Fire alarms with smoke detectors will be in the bathrooms and bedrooms and will be transmitted to the Fire Dept. They will be applying for a building permit in 3 to 4 weeks. A set of 6 site plans will be submitted to the Planning Staff and then return to the Commission.

HOUSING FOR ELDERLY  
(POND VIEW)  
BUTTERNUT STREET  
REVIEW-S.J.  
CARTELLI  
SE77-3

Atty. Snow and Developer Bernard Barnett, of Fieldbrook reported that progress in the development were being made. He requested that final approval be given to lots 33 to 47 in Litchfield Ct. so that he may sell homes that are nearly completed. Mr. Barnett reported that approximately 95% of the work had been done and 5% more to go. He stated that the Castle for the playground had been delayed, but were <sup>now</sup> in shipment. Also the picnic benches still had to be placed of which he didn't have. He was going to purchase them and store them so the Association could place them. Dir. Reif and Phil Bauer were asked to determine if the open space areas had been sufficiently developed, according to the approved plan, to warrant final approval of the Litchfield Court lots. Final approval, to be timed with the Director's affirmative inspection, was given on motion and second by Comms. Lowry and Shaw. Yes votes: Comms. Parisi, Lowry, Giuffrida, Shapiro, Passanesi, Shaw. No vote: Comm. Loffredo.

FIELDBROOK P.R.D.  
CONDITIONAL FINAL  
APPROVAL-LOTS  
33 to 47 LITCH-  
FIELD COURT

Certified that the building currently located at 706-712 Main St., and known as Old North Church, the Fourth Meeting House of First Church of Christ, built in 1799 is of historic significance, and worthy of preservation, on motion and second by Comms. Shaw and Loffredo. Vote was unanimous.

CERTIFIED BLDG.  
AT 706-712 MAIN  
ST.-HISTORIC  
SIGNIFICANCE AND  
WORTHY OF PRESER-  
VATION.

As part of the celebration of Art Month (November) the staff of the Middletown Preservation Trust will present a slide show of their collection of historic buildings. The P & Z Comm. have been asked to be co-sponsors of the event which will be held in the Council Chamber on Wednesday evening, November 15th at 7:30 P.M. A resolution was adopted on motion and second by Comms. Loffredo and Lowry for the P & Z Comm. <sup>to</sup> be co-sponsors. Vote was unanimous.

ADOPTED RESOLUTION  
FOR P & Z COMM. B.  
CO-SPONSOR-FOR  
ART MONTH WITH  
HISTORIC PRESER-  
VATION

ADJOURNMENT

ADJOURNMENT

Cos Giuffrida, Secretary  
Planning & Zoning Commission

Approved at the meeting of November 8, 1978.