

Paul P. Parisi, Chm.; Dr. Eric G. Lowry, Vice-Chm.; Walter J. Dreaheer; Stephen T. Gionfriddo; Alternates: George L. Augustine; Robert F. Chamberlain	COMMISSION MEMBERS PRESENT
Mayor Michael J. Cubeta, Jr.; Cos Giuffrida; Seb J. Passanesi; Alternates: Anthony J. Gaunichaux; Mary C. Woods	MEMBERS ABSENT
Comm. Augustine acted for absent Comm. Giuffrida and Comm. Chamberlain acted for absent Comm. Passanesi. Dr. Lowry was appointed Acting Secretary.	ACTING MEMBERS
George A. Reif, Director; Catherine V. Raczka, Assistant Director; Althea Rinaldi; Mary Lee Dorflinger	STAFF
Jan Frazier, Reporter, Middletown Press; Approximately 17 members in the audience.	OTHERS

The Public Hearing was called to order at 7:00 P.M. in the Council Chamber, on motion and second by Comms. Lowry and Chamberlain, to reconvene in Room 208 at 7:15 P.M.

CHM. PARISI:

In the absence of Comm. Giuffrida, Comm. Augustine. In the absence of Comm. Passanesi, Comm. Chamberlain. And I will appoint Dr. Lowry, the Acting Secretary and will go to the public hearing notice. It is the policy of the Commission that items that are heard at public hearing tonight will not be acted upon unless such a request is made and there was a request made for Item 6 which is Dr. Handler's application. So, if the Commission so decides, that may be acted upon tonight. Items one through five, the earliest a decision will be rendered will be at the first meeting in December. The Commission will have 65 days to (Inaudible). The procedure that we follow on the Public Hearing is that the proponent will present whatever proposal that they have and in the case of Item two, that's a proposal from the Commission itself. And then anyone who wishes to speak in favor of the proposal is given an opportunity and those who wish to speak in opposition is then given an opportunity. So with that said, we will start.

SECRETARY LOWRY:

O.k.

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING, NOVEMBER 12, 1980, STARTING AT 7:00 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following: (Notice to appear Nov. 1 and Nov. 8, 1980)

1. Application for a six (6) lot subdivision off East Street and Popular Road. Salvatore C. Fazzino, Agent; Blanche P. Footit, Owner.

ITEM 1
FAZZINO/FOOTIT
6 LOT SUBDIV.
EAST ST./POPULAR
RD.

CHM. PARISI:

O.k. This notice did appear on the first and on the eighth of November, as did the notice for the remaining five items. Is Mr. Fazzino here?

DIR. REIF:

Right there. Back up and get out of the way here.

CHM. PARISI:

And we have a map here so..

(Inaudible)

CHM. PARISI:

You're not picking it up.

DIR. REIF:

O.k.

MR. FAZZINO:

Mr. Chairman, Members of the Commission, my name is Sal Fazzino. I'm a professional engineer and a land surveyor. I'm here on behalf of the owner and the applicant. The owner being Blanche Footit and Sal Fazzino, who is here with us tonight. No relationship to this Sal Fazzino, who is my client. We're here to request the subdivision of a parcel of land located on the Northeast side of Popular Road and East Street. This is the Footit estate which is presently occupied in number 478, Mrs. Footit. We are proposing to subdivide the parcel into a six lots. The Footit lot will have 35,000 square feet and each of the other five lots will have an access of 20,000 square feet. As part of the application procedure, we have made application and received approval to the Inland Wetland Commission to construct a storm sewer on Popular Road and to extend the same on lot number 2 to connect to the existing ditch on the property. And also to fill in a very small portion of lot number 3. That permit was granted by the Inland Wetland Commission on October 1, of this year. The applicant, in order to develop this parcel, has proposed to install sanitary sewers. We have an existing sewer line on East Street. We're proposing to construct a manhole over the existing line and extend the sewer in an Easterly direction on the Northerly side of Popular Road. This sewer will serve as each of the five new lots. At this time after a few discussions with various departments in the municipality, we have established that lot number 1 presently is serviced by city water. And I think Mr. Reif has some documentation to the effect that they're also proposing to connect to the sanitary sewer. So in essence then, all 6 lots will eventually be serviced by city water and sanitary sewer. The City, the water is on East Street and it's on Popular Road. Something in this direction in here. But each lot will be serviced by the city water. The, the City Engineer had asked us to also include a easement where we're proposing to construct the storm sewer. It was so indicated that on lot number 2, in when filing the subdivision plan, a instrument will be prepared by an attorney to convey that easement to the city. So in summary, we're asking permission to subdivide a 3.56 acre parcel into 6 lots. One, 35,000 square feet, the other 5 ranging from 20,000 to 25,000. We have, we feel that we have met all the regulations the planner has submitted to you is in according to the subdivision regulations. And we respectfully request your approval.

CHM. PARISI:

Thank you Sal.

MR. FAZZINO:

I'd be glad to answer any questions if.....

COMM. LOWRY:

Did you see the Inland Wetlands permission to get the o.k. to do this?

MR. FAZZINO:

Yes sir, October 1, 1980. And that was for the installation of the storm sewer and some minor filling in the front of lot number 3.

CHM. PARISI:

Any specific questions of the commission from Mr. Fazzino at this point?

COMM. CHAMBERLAIN:

Are their homes built on that probably besides the Footit place?

MR. FAZZINO:

Yes sir. There is a home on this lot here which was originally part of the the Footit estate which was substantial at some time.

COMM. CHAMBERLAIN:

There's only one on the whole length of lot number 1 now.

MR. FAZZINO:

Lot number 1 has a a house. All these others are proposed.

COMM. CHAMBERLAIN:

O.k.

CHM. PARISI:

George? Anybody?

DIR. REIF:

No. The only comment I want to make is ^{that} these are lots proposed along existing city streets and that the major cost of the developer is going to be the installation of sewers. So at the time you're ready to take action, assuming everything else falls in line, he'll be eligible for preliminary approval until he installs the sewers and then he can come back for final approval so he can sell the lots.

CHM. PARISI:

Do you have any reports in from the other departments at this point?

DIR. REIF:

Yes.

CHM. PARISI:

Why don't you....Let us know what those are.

DIR. REIF:

Now. O.k. One we have from the Health Department which is the agreement that Sal made reference to that the owner of the of the existing house is going to tie into the Water and Sewer Department. Otherwise, they approve the lots. Al Rasch, of the, Fire Marshal, of the Westfield Fire District, says that the he's reviewed the 6 lots and notes that they don't show any fire hydrant. He'd like to recommend that there be a fire hydrant installed. You may want to consider that. I don't know if they're going to have any reaction to that

CHM. PARISI:

(Inaudible)any problem with that?

DIR. REIF:

You may want to think about that. I've already gone through this with Al. Every time the Planning Commission agrees that there ought to be a hydrant, the proponent finds out later how much they cost but but I think they do.

CHM. PARISI:

(Inaudible).....has to give it some consideration.

DIR. REIF:

Right. I think the commission ought to think about it too because I think we ought to know what....

MR. FAZZINO:

(Inaudible)....existing street and.....(Inaudible) I feel that if it was a brand new street that we would definitely be obligated to develop the responsibility. I think that this is something that the commission may like to (Inaudible).

DIR. REIF:

O.k. From Public Works, (1) The storm sewer revisions as shown on the plan have been discussed with the project engineer and been satisfactorily resolved. (2) Lots number 2 and 3 have wetland areas which will restrict the use, especially number 3 which will prohibit, prohibit any additional, any additions for instance, a garage. Lot number 2 may have problems as well with wetlands on one side and the stream belt on the other. (3) Inland/Wetland approval has been granted for the proposed filling and storm sewer alterations. It is our considered opinion that such revisions may necessitate a stream belt line adjustment. Those are the only comments, we, I note also we have not heard in writing from the Water and Sewer Department, who are one of the key departments. And that's because they've either been busy or Bill Baron's on vacation.

MR. FAZZINO:

If I may, I add that I have met with Bill Baron.

DIR. REIF:

Oh. You have.

MR. FAZZINO:

The, the sanitary sewer design that has been submitted before you has been reviewed by Bill and we are in agreement that (Inaudible). I was also to his office to establish the, that there was city water on East Street and parts of Popular Road and that in fact this is what it is connected. We have been in contact.

DIR. REIF:

Right. O.k.

MR. FAZZINO:

Thank you.

CHM. PARISI:

Any questions from the commission members? Is there anyone who wishes to speak in favor of this proposal? Is there anyone who wishes to speak in opposition? O.k. We will close item one and proceed to item two.

SECRETARY LOWRY:

Number two. Proposed amendment to the Zoning Map to designate the Wesleyan University Campus and contiguous areas, mostly owned by the University, as an I-D Zone (Institutional Development Zone). A map showing the area involved has been filed in the Office of the Town Clerk and is also available for review in the P & Z Comm. Office in the Municipal Building.

ITEM 2
AMEND. TO ZONING
CODE
I-D ZONE
WESLEYAN UNIV.
CAMPUS
CONTIGUOUS AREAS

CHM. PARISI:

O.k. This is a proposal (Inaudible) brought forth by the commission. So I will let George.....Where you going?

DIR. REIF:

Cathy is going to make the presentation.

ASSN'T. DIR. RACZKA:

Thank you.

CHM. PARISI:

Oh, Cathy is going to make the, Oh, I'm sorry.

(Inaudible) All talking at once.

ASSN'T. DIR. RACZKA:

As the notice, as the notice said the proposal is to, is a map change to designate most of the lands owned by Wesleyan University, as a Institutional Zone. This is a special zoning district that was authorized by the Planning Commission in January of 1979. The boundaries are outlined here in purple. We already have one Institutional Development Zone that's over here and it's Middlesex Memorial Hospital. The basic zoning principle that governs future land uses is compatibility of land uses in a particular area. You have a unique situation now when there's one area where there's basically a single land owner such as at Wesleyan University where most of the property is owned by Wesleyan. Or here where most of the property is owned by the hospital. For this situation, a different type of of zone, zoning considerations are important. The specials, district zone. Many Connecticut towns have them and Windsor, there's a professional zone and there's a warehouse and storage zone. And this is where Foxes and Nassau's have their their warehouses. In Middletown itself, we have a several special zoning districts. There's a Riverfront Zone, a Corporate Office Zone, Transitional Development Zone and the Institutional Development Zone. So there are a variety of these here in Middletown. Just as a review, the Institutional Zone is designed to, for the development of institutional complexes and the purpose of it is to obtain a plan of development goal preserving a unique characteristics and features in Middletown. The unique characteristics being many of the the fine institutions we have here. Hospitals, schools, these types of of businesses and services. This area totals about 180 acres. It's now a combination of primarily R-3, R-4, and R, R-1 Zones. Educational uses are now outright permitted uses in the R, R-3 and R-4 Zones. And they're permitted uses in the R-1 Zones. So basically, the uses that are allowed in Institutional Zones won't be any different than what's allowed there right now. Non-conforming uses in the zones, in these zones would continue to be non-conforming uses. And what's not Institutional will become a Non-Conforming use. The distinguishing feature though of the Institutional Zone relates to lot coverage. Individual lot lines will be eliminated where the institutional use goes to several parcels. The reason for individual lot lines is to recognize the basic integrity of the individual lot owner. It, this doesn't seem to be very important when there's one land owner for the whole area. And as a illustration, I think, no one wants their neighbor closer than 10 feet of the property line. But when you're your own neighbor, as Wesleyan University is in the various lots in the section, it's really not a very important consideration. The final comment I'd like to make is the non institutional uses that are in the area of the houses etc, will have to, will still follow the basic uses in the R-4, the basic lot areas in the R-4,4 Zone. So if you have any questions?

CHM. PARISI:

Any questions from the Commission? Cathy?

COMM. LOWRY:

Cathy, what's the exact boundary of that..?

ASSN'T. DIR. RACZKA:

The purple, the purple area..

COMM. LOWRY:

By streets or can you outline it? How far out? West? East? North? South?

ASSN'T. DIR. RACZKA:

Washington Street down to Lincoln Street. The first block along High Street over here. Then we go down to Pearl Street. Up to College Street over to William, William Street. Down William Street rather. Then Church....

COMM. LOWRY:

(Inaudible) Pearl Street?

ASSN'T. DIR. RACZKA:

No. Not on Pearl Street. It looks like you miss, We're missing the first lot along Pearl Street. Up here we're avenue, Lawn Avenue, down Pine Street and Knowles Avenue. Back down to Washington.

COMM. CHAMBERLAIN:

Did you go by streets Cathy, or did you cut lots?

ASSN'T. DIR. RACZKA:

In some cases, lot, lots were not cut but as I said the, the first lots on Pearl Street are not included in zone, so you..

CHM. PARISI:

That's Pearl between Washington and College, not the other end of it.
O.k. Anyone?

COMM. DREAHER:

Can you get into park on Washington Street? You talked about that.

CHM. PARISI:

Yes

ASSN'T. DIR. RACZKA:

Yes

CHM. PARISI:

Yes, because if you go to Washington Street, you have to park.

ASSN'T. DIR. RACZKA:

Washington Terrace

CHM. PARISI:

That's Washington Terrace. (Inaudible) Is there anyone and I don't know if it's it's probably not fair to say if you're opposed or for or against because you may not know what you are at this point. But if you have questions I guess, that might be the way to do it. But I'll say, you know, anyone who's in favor of it or wants to speak in favor of it.

DR. PAUL HANDLER:

Just a, just a question.

CHM. PARISI:

O.k. All right. Let me, let me take questions first.

DR. PAUL HANDLER:

A landowner, a homeowner, in that new zoning area, if he decides to make a transfer of his property, does he have to, is he going to be affected by this zoning change or will this R-2 or R-1 or whatever he's in make no difference? Will that be an overzone or will he have no rights within that except to let's say sell to the institution?

CHM. PARISI:

No, he wouldn't be forced to sell to the institution. It would be an I-D zone. O.k. The total zone would be I-D.

DR. PAUL HANDLER:

Then he's non-conforming by living there?.....

DIR. REIF:

.....The answer to....

DR. PAUL HANDLER:

...In other words, if he wants to do anything like add a porch, he has to come here?

DIR. REIF:

No. The answer is that all the properties that are not owned by the institution are dealt with as if they were R-4 zones.

CHM. PARISI:

O.k. Any other questions? And, you know, maybe we can take those? O.k. If not, then anyone who wishes to speak in favor?

MR. NILS FREDERIKSEN:

Well..

CHM. PARISI:

Nils

MR. NILS FREDERIKSEN:

Mr. Chairman, Members of the Commission, I, I remindful of your admonition that you were not particularity looking for people who would speak in favor of this. I thought perhaps it might help to clarify the matter if I explain how this came about. We, at Wesleyan, I am the Planning Director at Wesleyan, are at the moment considering an addition to Olin Library which is located just about here, Church Street. Wesleyan University owns the whole block. And I and our architects went to George Reif to seek some guidance as to where in fact are the dot lines, what are the code requirements with respect to front yards, side yards, rear yards, and height and whatnot. And it became a rather hairy question because we do have many buildings within the block. But since we own the whole block, ^{you know} where are the lot lines? And Mr. Reif suggested that was exactly with that kind of situation in mind that the commission last year adopted an amendment to the code making provision for institutional districts where a particular landowner owns a large piece of property with many buildings and it would be very difficult to delineate what exactly is a lot

that belongs to a particular piece of building. I am very mindful and I wish to make this perfectly clear that this is not a application by the University. I am appearing here just because we are involved in this project. And the planning staff felt that this would be a very suitable project to incorporate in the provisions made by the amendment made last year making provision for this kind of industrial district where a particular landowner owns a large tract of land.

CHM. PARISI:

Say Institutional because you said Industrial..(Inaudible)All talking at once.

MR. NILS FREDERIKSEN:

...All talking at once. (Inaudible) Oh. Institutional, I'm sorry. But I think that the basic problem is really the the alienation of lots in this kind of large piece of property where there are many buildings and we are hard put to define where one building lot starts and another one begins. I think it would be a great help to the community if the commission would adopt this proposed amendment. As I said before, this is not particularity an application by Wesleyan. And I think that perhaps we sound hardship, we could live without it but I think in the long run it would facilitate the deliberations involved in this kind of addition to an existing facility. Thank you.

CHM. PARISI:

Thank you. Is their anyone else who wishes to speak in favor of the proposal? Is their anyone who wishes to speak in opposition? Yes sir.

MR. DAVE MICCIULLA:

I'm Dave Micciulla. I own a store up here in the, the triangle here.

CHM. PARISI:

Cross Street.

MR. DAVE MICCIULLA:

It's been there for sixty years and I've owned the store for about 30, 28 years. I'm not against the the proposal but I suddenly found out that if my place would have burned down tonight, or tomorrow, or in the future, I would not be able to rebuild. Now, I've put in 26 years there building this place up and I can't see just a match being put to that place and if it burned down to the ground, I wouldn't be allowed to rebuild there under this new zone.

CHM. PARISI:

George, you want to...

DIR. REIF:

(Inaudible) the answer there is you, there's no change at all to your property or your status whether the area is changed to a Institutional Development Zone or remains as it is now. You're classified as a non-conforming use (Inaudible) situation. As a matter of fact, it isn't quite as bad as you portray it. We do have a provision that would allow, you're running a store, right?

MR. DAVE MICCIULLA:

That's right.

DIR. REIF:

We have a provision in the code that...

MR. DAVE MICCIULLA:

You did. Yes.

DIR. REIF:

We still do. That allow neighborhood stores.

MR. DAVE MICCIULLA:

You don't propose to change that?

DIR. REIF:

No.

ASSN'T. DIR. RACZKA:

No.

MR. DAVE MICCIULLA:

As long as you don't propose to change that, I'm, I'm perfectly satisfied.

DIR. REIF:

As a matter of fact, you're, you heard the answer just a few minutes ago. You'd be treated..

MR. DAVE MICCIULLA:

But he's speaking about a house.

DIR. REIF:

Well, (Inaudible-all talking at once) He meant the same thing, everything, right? You're being treated as if you are in a R-4 Zone and the R-4 Zone permits a neighborhood store.

COMM. CHAMBERLAIN:

George, but also with the, as a special exception, have to come back to this commission? Or you automatically go back to the R-4 zone?

DIR. REIF:

Well, it's automatically treated as a R-4 Zone. Something in the zoning code provision that says that once a a special exception use is created, it's treated as a permitted use.

MR. DAVE MICCIULLA:

But that's an R-3 Zone right now.

DIR. REIF:

I know. But you're going to get the benefit of a R-4 Zone. That, that also permits the uses.

MR. DAVE MICCIULLA:

O.k.

COMM. CHAMBERLAIN:

But he would have to come back?

DIR. REIF:

The answer, the answer is, the zoning code establishes or says that once a use is created that's a special exception use, then it can is treated as a permitted use.

COMM. CHAMBERLAIN:

Then if it burns down, he does have to come back as a special exception?

DIR. REIF:

(Inaudible)...he can build on it....(Inaudible) All talking at once.

ASSN'T. DIR. RACZKA:

It's a permitted use.

ATTY. SEBASTIAN GIULIANO:

As long as he moves to preserve his rights.

DIR. REIF:

Right. So, he is protected. I know a lot of people worry about what you're worrying about.

ATTY. SEBASTIAN GIULIANO:

If he doesn't sit on his (Inaudible) and preserve his rights then he can't complain.

DIR. REIF:

I'm not saying, I'm not saying you don't have something to worry about because a fire is always a problem. But it has nothing to do with the, with what we're talking about here tonight.

MR. DAVE MICCIULLA:

But I'm in that zone.

DIR. REIF:

You're in that area. Right. Right. Right.

CHM. PARISI:

Anyone else who wishes to speak in opposition or has any questions? The people?

MR. JOHN BERGAN:

Does the zone, does the zone go just to Lincoln Street?

CHM. PARISI:

It's, yes, not your part of the....

DIR. REIF:

(Inaudible) We have a better map here.

ASSN'T. DIR. RACZKA:

South of it.

CHM. PARISI:

And it's not your part of it...

(Inaudible) All talking at once.

DIR. REIF:

(Inaudible)...while Nils is giving credit, Nils provided us with a nice map. We ought to just look at it here.

ASSN'T. DIR. RACZKA:

The streets are clearer though on the zoning map.

DIR. REIF:

Yes. The only thing we've done here is add that little part.

ASST'T. DIR. RACZKA:
The boundary line is...

DIR. REIF:
Yes. We got all the boundary lines that show that's the general area that's
(Inaudible).

CHM. PARISI:
John lives on upper Lincoln and I'm...

MR. NILS FREDERIKSEN:
It's in the middle of the street.

COMM. LOWRY:
Did you find your house, John?

CHM. PARISI:
Yes.

(Inaudible)

CHM. PARISI:
You're on the, you're on the wrong side of the street, you're over here.

MR. JOHN BERGAN:
Oh, yes. Oh, I see. The property that Wesleyan owns is over here.

CHM. PARISI:
Yes. O.k. If there's no further questions or comments on item two then we
will move on.

SECRETARY LOWRY:

ITEM 3 Zoning Code amendment re: parking of commercial
vehicles in R-3 Zone. Applicant Antonio Camineto,
Erin St.

ITEM 3
ZON.CODE AMEND.
R-3 ZONE
ANTONIO CAMINETO
ERIN ST.

CHM. PARISI:
Al Camineto.

DIR. REIF:
Un, unfortunately, there, let's set up, let's set up a nice speaker's place
over there. We don't have any presentation for him. He's, He's on his own.

CHM. PARISI:
O.k.

DIR. REIF:
You want, you want to tell them about it. Sit down here and tell them about
it.

MR. CAMINETO:
(Inaudible)...for my brother. This is my brother Tony and I speak for him
because, you know, lingo, o.k. We made an application to park dump truck and
machine in his yard. The zoning code, I guess, doesn't apply there because it's
an R-3. And (Inaudible) let's say it's, you know, he owns just a small business,
you know, and there's a look around the neighbors. We asked them and nobody

made any complaint about it. So that's what we would like to do. Park the the dump truck and the vehicle in the yard.

CHM. PARISI:

Now, on Erin Street, are you between Pearl and High Street?

MR. CAMINETO:

Right.

CHM. PARISI:

And is your property on, back up to the railroad tracks? Are you on that side of the street? The property backs up to the railroad line?

MR. CAMINETO:

No, it's on the opposite ...

CHM. PARISI:

On the other side of the street?

MR. CAMINETO:

Right. Yes. On the other side of the street, yes. And that's, you know, it's a pretty big land around it (Inaudible) around the house.

CHM. PARISI:

We know it. On the corner, there's a a block, a three story block, on the corner of Pearl and Erin. That white house on the corner.

MR. CAMINETO:

Right. Right next to it.

CHM. PARISI:

All right, and then, o.k., then there use to be Cordone that use to live.

MR. CAMINETO:

It's Cordone.

CHM. PARISI:

It's Cordones' property.

MR. CAMINETO:

Right. It's this.

CHM. PARISI:

O.k. That's what you're talking about. O.k. I know where that is but not many, not many others may not know where that is, but, o.k., all right. I know where it is. All right. So, you're looking to park a garbage truck?

MR. CAMINETO:

No, a dump truck.

CHM. PARISI:

Oh, a dump truck.

MR. CAMINETO:

Right. It's a small dump truck.

CHM. PARISI:

For construction?

MR. CAMINETO:
Right.

CHM. PARISI:
What is it a, about 2 1/2 (Inaudible)?

MR. CAMINETO:
It's a four yards dump truck.

CHM. PARISI:
Four yard dump truck. And a back hoe?

MR. CAMINETO:
And a back hoe. Right.

CHM. PARISI:
I, I take it, you have a commercial, you're contractors of some sort?

MR. CAMINETO:
Well, he owns, you know, a small business. We do concrete work, you know, a steps, a sidewalk, that's what he do.

CHM. PARISI:
Any questions from the commission? Bob?

COMM. CHAMBERLAIN:
How are you going to, when you say a commercial vehicle, how are you going to distinguish between a dump truck and a garbage truck, which was brought up, I mean, when you're saying parking commercial vehicles (Inaudible) in a R-3 Zone, how are you going to determine which is going to be which? You know, if somebody comes in with a one man operation, has one garbage truck, not a dump truck, can he park in his yard?

DIR. REIF:
I, I don't think you're trying to make that decision (Inaudible) ...you're asking that the code be changed. Right now, the code prohibits the the.....

COMM. CHAMBERLAIN:
I, I realize this, George. You're saying to be changed but ..

(Inaudible)

DIR. REIF:
They're asking for all R-3 Zones.

COMM. CHAMBERLAIN:
For all R-3 Zones. Right.

DIR. REIF:
In their proposal, if they don't make it clear and the commission doesn't like it, all the commission has to do is say no. If they make it....

COMM. CHAMBERLAIN:
.....Well, I think we should...

DIR. REIF:
.....a good case and they, you know, answered all the questions, then the commission may say yes.

CHM. PARISI:

Well, what are we talking about for total R-3 Zones? Just, downtown?

(Inaudible) To far from microphone.

DIR. REIF:

All the orange areas are R-3 Zones. They're talking about something up there in the North End, where..

(Inaudible) To far from microphone.

CHM. PARISI:

Right. But it impacts more than the North End.. (Inaudible) R-3 Zones

All answering at once. Replies: Sure, yes, all right.

CHM. PARISI:

Any other questions from the commission? Any questions from Mr. Camineto?

O.k. Thank you.

MR. CAMINETO:

O.k.

CHM. PARISI:

Is there anyone who wishes to speak in favor of this proposal? Anyone wishing to speak in opposition? O.k. If not, thank you.

MR. CAMINETO:

All right.

CHM. PARISI:

Proceed to Item four.

SECRETARY LOWRY:

Application for nine (9) lot subdivision (Steeple View Estates) off Miner Street. Applicant/Owners Richard T. and Michael G. Bergan.

ITEM 4
9 LOT SUB.
STEEPLE VIEW EST
MINER ST.
R.T./M.G. BERGAN

CHM. PARISI:

Seb, Bergan (Inaudible)

(Inaudible) To far from microphone.

CHM. PARISI:

Miner, Miner Street bridge has been rebuilt right there.

(Inaudible)

DIR. REIF:

He's going to show you where it is when he gets, before he gets started.

ATTY. GIULIANO:

(Inaudible) his property is on, I guess this is the Northerly side of Miner Street and it is bounded Easterly by West Minerbrook. It's about 4 1/2 acres. I'd like to put this proposed subdivision there.

CHM. PARISI:

O.k.

ATTY. GIULIANO:

Mr. Chairman and Members of the Board, I'm Attorney Seb Giuliano. I represent Richard Bergan who is here, his brother Mike, who are the owners of this piece of property. They purchased it from Carl R.G. Hoyt who owned it for about 35 years before then. What they propose to do is take this 4, this roughly 4 1/2 acre piece of property, cut it into 9 lots ranging from about 15,000 square feet on up to, I guess you've got one here at 47, that would be the largest. Most of them are in the neighborhood of 16,000, 17,000 square feet. Put in a road and this matter has already been, a few and a couple of, of other things, excuse me. Relocate the culverts on West Minerbrook from where they are now to where they originally were a few years back to make this a more straight line. As it is now, the brook comes, flows North, makes a right turn almost at a 90 degree angle, then a left turn and this is going to more or less cut that. Also, they're going to place a retention pond in this area as per instructions. And as for the proposal, rather, it was approved on October 1st by the Inland Wetlands and Water Courses Commission. What I...

CHM. PARISI:

This has been approved by...

ATTY. GIULIANO:

This has been approved by...

CHM. PARISI:

Inland Wetlands.

ATTY. GIULIANO:

By Inland Wetlands, I..

CHM. PARISI:

Relocating the brook and all of that.

ATTY. GIULIANO:

Right.

CHM. PARISI:

O.k.

ATTY. GIULIANO:

Relocating the culverts and the the retention base.

CHM. PARISI:

(Inaudible) O.k.

ATTY. GIULIANO:

I would like to turn this over to Bill Bergan, the surveyor, another one of the Bergan brothers and have him answer any technical questions and bring out some more technical points for you. Bill.

MR. BILL BERGAN:

My name is Bill Bergan. I, I drew this plan. We plan to put drainagement, plan to pick up this swale here and dump it into this retention area. So we're going to solve some drainage problems in the area that preexisting. And like you, like Seb has said, we've, we've relocating the culvert and that's about the only only major changes in the property. You see there's a...

CHM. PARISI:

There's water and sewer available?

MR. BILL BERGAN:

There's water and sewer right where it extends, the main and the sewer into the property. You plan not to disturb any of the wetlands as much as possible. As you can see, this is a a nimbus of the stream belt, right along this line. So we plan not to disturb as much little as wetlands as possible and stream belt. Water and sewers available. That's just about it, 9 lot subdivision.

CHM. PARISI:

Any questions..?

COMM. DREAHER:

Mr. Bergan, how long is this creek?

MR. BILL BERGAN:

It's 750 feeter, just below the minimum, I think, 725.

CHM. PARISI:

Any other questions from the commission at this point?

COMM. DREAHER:

What's that land going to be used for outside on the right side of the road?

MR. BILL BERGAN:

It's part of this lot. It's part, part of lot 9.

CHM. PARISI:

Oh. Lot 9 is going to extend from Miner Street all the way down to...

COMM. DREAHER:

All the way down to Miner Street.

CHM. PARISI:

All right.

MR. BILL BERGAN:

And a easement area has been given to the city for the retention pond that they require.

ATTY. GIULIANO:

It hasn't actually been given (Inaudible) but it will be.

DIR. REIF:

How many acres are involved?

(Inaudible) Too faint.

MR. BILL BERGAN:

5 5 point 04.

DIR. REIF:

O.k. The regulations talk about 10 or more. So you may not.....(Inaudible)

CHM. PARISI:

(Inaudible)....10 or more acres, yes.

(Inaudible)

CHM. PARISI:

The city may not accept it because of the size.

MR. BILL BERGAN:

Well, they require a retention and there's a question of who's going to take care of it.

CHM. PARISI:

Yes, I know. (Inaudible) I'm just bringing that up, o.k. The regulations that went through the Council, o.k., talked about 10 acres or more.

DIR. REIF:

(Inaudible) The regulations that went through the Planning Commission talked about 10 acres or more.

CHM. PARISI:

Right. Right. Before the city would, would, you know, I, I don't think you can make the assumption that the city is going to automatically pick it up. That may not be the case.

MR. BILL BERGAN:

Who would pick it up then?

CHM. PARISI:

The owner of lot 9.

MR. BILL BERGAN:

Sell it to the city.

CHM. PARISI:

Any other questions from the commission at this point? Attorney Guarino...

ATTY. GIULIANO:

Giuliano.

CHM. PARISI:

Giuliano, I'm sorry. Did you have anything else that you wanted to bring up at this point?

ATTY. GIULIANO:

I have nothing to bring up at this point.

CHM. PARISI:

George?

DIR. REIF:

Yes. It may be of interest to the commission and others that the other, the previous subdivision that you're now considering to the....

CHM. PARISI:

That's right here, on this side of the road. Right?

DIR. REIF:

To the east, right. It's not the road, it's the brook.

CHM. PARISI:

Yes, the brook.

DIR. REIF:

Right. And has there been any negotiating back and forth to see to it that both subdivisions that they have any common interest? And I, I have raised the issue, the common property line, I hope that, I hope there's an agreement about the property line.

MR. BILL BERGAN:

Yes there is. I've seen their map and they have no plans to do anything on that side as far as I see.

DIR. REIF:

Well, true, because their property lines in the center of the...

MR. BILL BERGAN:

And their retention, and their retention is going on this into the other brook.

DIR. REIF:

Right.

MR. BILL BERGAN:

So they're not going to disturb anything on that side.

CHM. PARISI:

George, Is any, anything in yet from other departments or, to report on?

DIR. REIF:

Yes. We have a comment from Al Rasch, who's the Fire Marshal. This is known as Steeple View Estates. (Inaudible) He shows a a hydrant available for fire protection and a turn a round which is adequate for all emergency fire vehicles. He goes on to talk about in the past years during the spring (Inaudible) it's the Westfield Fire Department has received many calls for pumping cellars in the Rolling Green Subdivision due to the flooding of the Minerbrook, West Minerbrook. This is West Minerbrook. The subdivision he talks about is immediately, what, here it is right here, Rolling Green, immediately to the north of this. I believe that their run off from the roofs of 9 buildings, 9 driveways and the entire road area will greatly increase the flooding problems. No date is available as to the problems that could be caused by the retention pond. The problems of maintenance, upkeep, hazards and liability have not been answered.

MR. BILL BERGAN:

Can we answer that now?

CHM. PARISI:

If you'd like to comment on that, sure, feel free to take care of it.

ATTY. GIULIANO:

Bill's taking care of it. The Inlands Wetlands is, the retention pond is designed to obtain all the water from the site. (Inaudible)

DIR. REIF:

Yes. I, I realize that. The, the chief is expressing his opinion and, you know, we ask him for comments about fire and, he's gotten into some other things which, you know, are good to hear.

MR. BILL BERGAN:

I think we've taken care of that problem.

CHM. PARISI:

The fact that Inland Wetlands is giving you a approval, I, you know, obviously, that's their jurisdiction.

ATTY. GIULIANO:

We, actually, when this thing was devised and at at the first public hearing for the Inland Wetlands (Inaudible) we had a lot of the people who owned these. I guess this is Glenwood Terrace.

DIR. REIF:

Rolling Green, it says.

ATTY. GIULIANO:

This is Rolling Green subdivision. I think that's the road.

DIR. REIF:

Oh, a road over there. O.k.

ATTY. GIULIANO:

This is Glenwood Terrace, especially in particular, the owners of lots 10 and 11, in Rolling Green. I guess they get, they bear the brunt of the water from West Minerbrook going up there. And I think they were pretty much satisfied as was the the commission, that the design of the retention pond and the straightening out of the culverts might actually improve some of the situation that that they face right now. Another thing, there's a bit of depression in this area. And you got an awful lot of water running through this way. And there are pick up points in here. Am I right, Bill?

MR. BILL BERGAN:

Right.

ATTY. GIULIANO:

Which will also put things into that retention pond. And that retention pond is designed to to take up a 50 year storm.

DIR. REIF:

Let me ask questions, though. In the subdivision to the North, are those, is that stream as it comes together, is that piped or is that open?

Reply (Inaudible)

DIR. REIF:

Open. O.k.

(Inaudible)

DIR. REIF:

Along the back lots. However, there's something different in these, your subdivision and the one adjacent to it and that's that the, there's more openness if you will, to the stream in these subdivisions then in the one immediately north.

MR. BILL BERGAN:

Rolling Green. Yes, it's a channel. It's been cut. (Inaudible)

DIR. REIF:

Yes. So, what we're trying to do here is protect the actual streambelt and therefore...

(Inaudible)

DIR. REIF:

Well, they have a artificial streambelt. We're, we're trying to protect the theory, at least, is that the streambelt is going to be left there. In yours and in the other one, is that not correct?

Reply (Inaudible)

DIR. REIF:

O.k. Thank you. The Health Department has a simple comment. They too, you know, go off on a, an issue of of the retention pond. And the only thing they say is proper maintenance of the retention basin will be necessary to prohibit a hazard to the people in the area, especially the owners of lot number 9. Now, let me ask another question since we have the engineer here. Is this not designed not to be filled all the time? This is just....

Reply (Inaudible)

DIR. REIF:

.....an occasional use in the event of a flood, right?

MR. BILL BERGAN:

The rain...

ATTY. GIULIANO:

A lot of rain...

DIR. REIF:

A lot of rain, right.

(Inaudible)

DIR. REIF:

Yes. O.k. Here's Phil Bauer from Public Works, on the layout, on the lot layout of sheet number 9, indicates an area to be granted to the city as a easement for maintenance of a retention pond. It is our understanding that if the city is to own such a structure, the land shall be deeded to the city by warranty deed according to ordinance. Two, he's, he's mentioned that 10 acre deal. And you indeed, may want to give a lot of thought to that. Two, if one were to reproduce the so called easement line shown on the above sheet 2, sheet 2 of 2 of the engineer's map which shows the location of retention basin itself, one would find the line would pass through the middle of the proposed house. Therefore, it appears that lot number 9 would have to be revised to accommodate a house as well as the planned retention basin. Did you, made any improvements on your lot number 9?

Reply (Inaudible)

DIR. REIF:

Get that straightened out?

MR. BERGAN:

Right. The house will be shifted.

DIR. REIF:

Three, approval of the gravel to be used as fill within the brook must be given by the department prior to replacement within the brook.

DIR. REIF:

Four, the names selected for the proposed street may require a different one then given to avoid a possible conflict. You've called Minerbrook Drive. I assume that's not sacred.

Reply (Inaudible)

DIR. REIF:

Yes. O.k. That means you can change it. If the proposed subdivision is approved, the street names should be forwarded to the Public Works Commission for its recommendation to the Common Council for approval.

CHM. PARISI:

If you get it approved, I'd call it Bergan Drive. In honor of your father.

(Inaudible) Laughter

MR. JOHN BERGAN:

Bergan hall of art.

CHM. PARISI:

Bergan hall of art. You want to go all the way, John.

(Inaudible) Laughter.

DIR. REIF:

O.k. That's, that's essentially the comments there.

CHM. PARISI:

Any questions from the commission members? Is there anyone from the public who wishes to speak in favor of this proposal? Anyone who wishes to speak in opposition?

MR. JOHN BERGAN:

I'd like to just say, I hope you support the proposal. My name is John Bergan.

(Inaudible) Laughter

CHM. PARISI:

Is there anyone who wishes to speak in opposition? O.k. If not, thank you and we'll close item four and proceed to item five.

SECRETARY LOWRY:

Zoning Code amendment adding B-2 Zone to permitted land uses in Section 61, Item 61.01.07, which now permits building and related trades i.e. carpenter shops and other building and home trade type shops in the I-1 and I-2 Zones.

ITEM 5
AMEND. TO ZON. CODE
SECT. 61
ITEM 61.01.07

CHM. PARISI:

George, I take it this is ours as approved.

DIR. REIF:

Yes.

CHM. PARISI:

Oh, somebody has asked.....

DIR. REIF:

Someone has applied for this and I assume that, that they're here and they will give, well, we don't have any maps here. Why don't you sit down at the, you know,

ATTY. GIULIANO:

O.k. This is, this is a, Richard..

DIR. REIF:

..a serious issue now.

CHM. PARISI:

You're making money tonight. Two in a row ?

ATTY. GIULIANO:

This is Richard Bergan's application. I am going to assume that all of you know where Tommy Bonvino's property is on South Main Street where he runs....

DIR. REIF:

If they don't, we're going to point it out. It's in this B-2 Zone (Inaudible) Stop and Shop.

ATTY. GIULIANO:

....where he runs the (Inaudible) business. Well his, the large building he's got back there, it's next to Jackson Chevrolet, he use to use as a stone cutting. Well, he still runs his monument business out of there but, the nature of the business having changed, he does very little cutting. So he's got a lot of extra space, which he rented to Mr. Bergan, who's a wood worker cabinet maker. And as it turns out that activity is not specifically permitted in the B-2 Zone. It is permitted in an I-2 Zone. And as Mr. Reif said to me the other day/^{he said} if you had asked him three weeks ago if you could run a wood-working shop on South Main Street, he'd probably would of bet his life that you could.

DIR. REIF:

I asked you not to quote me.

(Laughter)

ATTY. GIULIANO:

I didn't think you asked me. But, you know, that's just, just to illustrate the the impression it probably most people were under. And that, my client was under when he, when he started running his business there. What we have petitioned for is that the list of activities in Section.....

DIR. REIF:

61.01.07

ATTY. GIULIANO:

..61.01.07 include Zone B-2 and just marginally, some of the support that I would, would lean on, what, I would cross reference Section 61.01.33 which pretty much states as it applies to Mr. Bergan. If Mr. Bergan had had a space twice the size or if he took half of his, of the space he was leasing and turned it into a show room, then running his his cabinet making shop would be you know, perfectly acceptable.

DIR. REIF:

The commission doesn't know what 61.01.33 is.

COMM. AUGUSTINE:

Yes. Why don't you tell us.

DIR. REIF:

It's, it's the provision that allows a, an operation that is both a retail sales and a workshop in which 50% or more of the area is used for retail sales. And we had thought when we started looking for this business, that would apply. But the answer was ^{given} very honestly that they could not sell any of these cabinets from this building. With that as an example, that, I'll read the thing so it'll be even clearer. Retail sales in which both a workshop and a retail outlet are required such as interior decorating, dressmaking, upholstering, printing, photographic reproduction, radio and home appliances provided that no more than 50% of the total usable floor area of the establishment, of the establishment shall be used for servicing, repair or processing activities. That's, that's it, so, that's similar in a way. The point here is that if there was a sales area then this thing would be permitted.

COMM. LOWRY:

(Inaudible) What is your trade? (Inaudible)

(Inaudible) All answering.

ATTY. GIULIANO:

Making cabinets, (Inaudible) ...of cabinets. Right.

DIR. REIF:

Basically, kitchen cabinets.

ATTY. GIULIANO:

Basically kitchen cabinets, bathroom cabinets, for a house.

COMM. DREAHER:

Well, two buildings away, isn't there a store there? In the house?

DIR. REIF:

Yes.

COMM. DREAHER:

Downstairs in the house?

DIR. REIF:

Yes there is.

(Inaudible) Too faint.

DIR. REIF:

(Inaudible)..... the electric place. These are all non-conforming uses.

ATTY. GIULIANO:

They're non-conforming uses.

CHM. PARISI:

(Inaudible)....I would have thought you could have done just about anything on South Main Street as long as it wasn't....(Inaudible)

DIR. REIF:

In a B-2 Zone.

COMM. DREAHER:

(Inaudible) fish market. Maybe you could put a trailer out there. That's a retail outfit. Maybe you could put a trailer out there, you could do it.

ATTY. GIULIANO:

Well, we don't want a trailer.

DIR. REIF:

Well, so, so, the first step, the, the thing that brought this to a head is the, why don't you relate that (Inaudible) how you got to the (Inaudible).

ATTY. GIULIANO:

(Inaudible) There was a, you know, we were, I guess, there was a woodworker in there before Mr. Bergan went in there. And he, when that woodworker left Mr. Bergan leased the space himself and just set up his machinery and, and his business at that address, at 668 South Main. A few weeks ago, we received, I guess, the the zoning commission, the, the zoning enforcement officer, received a complaint about the activity going on there. And interestingly enough, the complaint came from somebody who's doing precisely that, making cabinets in the B-2 Zone but he had, he was there as a pre-existing non-conforming use. And Mr. Bergan was given a notice that he had 30 days to remedy the situation one way or another. And this is the course of action he took. You know, rather than picking up and moving. You know, I might like to to point out that there is a degree of hardship here not only on Mr. Bergan but on the owner of that property, Mr. Bonvino who would not be able to to maintain it. I'm not saying he's, he wouldn't be able to, but it would be considerably more difficult for him if he were not allowed to lease out certain of his space which he no longer uses for his own building without radical changes.

DIR. REIF:

(Inaudible) ...We're not going to test whether or not there's a hardship here. We're only talking about appropriate land uses in a B-2 Zone. (Inaudible)... The area wasn't being rented out for a, what is not currently a permitted use, we think that it might be rented out for something it was so...(Inaudible).

ATTY. GIULIANO:

Well, that's, it's possible, it's just a large open area.

COMM. LOWRY:

Is their a driveway going to that building?

CHM. PARISI:

Yes.

ATTY. GIULIANO:

Yes. Roughly about 100 to 125 feet off the road.

CHM. PARISI:

It's behind the house.

COMM. LOWRY:

Yes, I know where it is.

ATTY. GIULIANO:

(Inaudible)...and you look at the activities...

CHM. PARISI:

Obviously, somebody did.

(Inaudible) All talking at once.

ATTY. GIULIANO:

You look at the activities immediately near him is a, you know, a repair shop for, Jackson's repair shop is next door to him. He's got a a tire place on the other side. He's got Mid-State Tractor down the road from him.

(Inaudible) Too faint.

DIR. REIF:

In his case, it's, it's surrounded by Sumner Brook (Inaudible) drainage, major drainage (Inaudible-all talking)

DIR. REIF:

Yes. Yes. So it's got a barrier within the other use. So that's the question, if he wants to...

ATTY. GIULIANO:

Basically, the question.

DIR. REIF:

....he's applying to the commission to add his use as one of the permitted uses in a B-2 Zone.

CHM. PARISI:

Any other questions from the commission members?

COMM. GIONFRIDDO:

Is their going to be a hardship to him if we don't decide at anytime (Inaudible)...

DIR. REIF:

That would be up to him to, to ask...

CHM. PARISI:

Yes.

MR. BERGAN:

Can I say something? It will be a great hardship to me.

CHM. PARISI:

No I, I didn't, Commissioner Gionfriddo's question was, you know, do you need an answer tonight or????

MR. BERGAN:

Yes, I would because...

DIR. REIF:

(Inaudible)....He understood that ..(Inaudible)

(Inaudible) All talking.

MR. BERGAN:

Yes, I understood that. I would, because I'm in very, I'm in the air. I don't know which way to go. My shop isn't heated now and you know, if I'm about to get, you know, I'm not allowed to stay there, there's no point in
(Continued on next page.)

MR. BERGAN: (Continued from previous page)

...in investing in heat, you know, and it's, it's a total, you know, I'm just totally lost. I can't even operate anymore.

COMM. GIONFRIDDO:

Are we, are we able to decide that tonight than without???

DIR. REIF:

If you decide to act on it.

CHM. PARISI:

If we decide to act on it, again later on, yes.

(Inaudible) Too faint.

CHM. PARISI:

Is there anyone who wishes to speak in favor of this? Are you all done?

ATTY. GIULIANO:

I'm all done.

CHM. PARISI:

Is there anyone who wishes to speak in favor of the proposal?

MR. JOHN BERGAN:

I actually would like to say something.

(Inaudible) laughter.

(Inaudible)...would ask if the commission, hopefully, (Inaudible) tonight. Thank you very much.

CHM. PARISI:

Is there anyone who wishes to speak in opposition? o.k. Item 6.

SECRETARY LOWRY:

Expansion of a Non-Conforming Use to add offices to
a Veterinary Hospital, 150 Berlin St., applicant
Paul Handler D.V.M.

ITEM 6
EXPANSION OF
NON-CONF. USE
PAUL HANDLER, D.V.M.
150 BERLIN ST.

DIR. REIF:

I'm going to give Paul a chance to, to perform but let me just say one thing. Everything you heard tonight is a non-conforming use so that's not strange. He's here in the, the R-3 Zone, right at the end of Berlin Street...

CHM. PARISI:

A dead end.

DIR. REIF:

.....and he's one of several veterinarians, not as prominent as him of course in town, but nobody is in in a conforming use. So they've all got the same problem. There you go.

DR. PAUL HANDLER:

My name is Paul Handler. I'm a veterinarian and I've practiced for 23 years now on Berlin Street. And my property, at one time, is the property of the City of Middletown, consists of...let's see, I've got to get this straight.

(Continued on next page)

DR. PAUL HANDLER: (Continued from previous page)
 (Inaudible)...it goes this way. It's the old Kent Hubbard property that was bought from the City of...(Inaudible). The property consists of almost 21 acres (Inaudible) frontage. And we've had this veterinary hospital here since 1957 at which time we were with the Industrial Zone. Then in 1969, we were moved over to R-3. My existing building has outside dog runs. One of the principle reasons that I want this change over is that, well, it says right under here that this is the finished (Inaudible)...one that was made up. We want to, we have outside runs here. This is the existing building that's from here to here as it stands. And we want to take our outside dog runs where we run our dogs and we exercise them in the morning and in the evening and enclose them to avoid inclement weather, to allow us to get started earlier in the morning, for instance on week-ends. And legal holidays, it does create a nuisance if we turn dogs outdoors at an early hour. And what, we're hope to put a block enclosure here which would cut down any complaint that anyone might have about noise. We've been trying to be quite careful about that. And since we are now, I've had a young man with me for the past, go on and off for the past 10 years. We can use some more space. One of the items that I, this print is a little better. We do mix practice. We take care of all classes of domestic animals, consist.., also the food producing animals and pet horses and most everything. And quite frequently, people bring trailers with horses in them to our office. And we look at them on the lawn be and when it's raining out and snowing, it's a little uncomfortable. So we wanted to, along with the addition of these runs, I was going to put a room in there where we could lead a, particularly a horse in, so we could work out of the weather. And that would be at the rear of the building. The front end of the building, our offices are cramped. We have very little office space and we're hoping to add on an area 12 feet wide, 40 feet long. This addition in the front would not bring this building any closer to our neighbors. And we'd still be well back of the line of fire of all the other buildings. We have a parking area now for about 18 or 20 cars. And we have adequate room to put in as many as we need. So that, that, there's no, this addition would not add any parking problems. There's no off street parking here with a dead end. What we want to do is facilitate the motion of people coming through the office. And this would add another examining, well 2 examining rooms and a better office space where, we're quite cramped and at times it gets jammed up. And we realize that it's time that we made some changes. And we're asking for permission to go ahead with this.

CHM. PARISI:
 Any questions?

DR. PAUL HANDLER:
 We would also, like Mr. Bergan, since winter is rapidly approaching and block particularly doesn't do well below zero temperatures, we would appreciate a(Inaudible)

CHM. PARISI:
 (Inaudible)....I'm glad you explained this because I misunderstood the whole thing. I thought you were looking to, to put up a office building for professional offices to rent out. I didn't think you were just extending your own operation.

DR. PAUL HANDLER:
 Thanks for the idea.

CHM. PARISI:

Well, you know, when I looked at, you know, initially I, (Inaudible)

DR. PAUL HANDLER:

(Inaudible) ...actually this only allows me to work harder. The other way maybe I would feel better.

CHM. PARISI:

Yes.

COMM. CHAMBERLAIN:

How are you going to get to the back? Through your parking lot?

DR. PAUL HANDLER:

You'd have to come down the parking lot. There's a dumpster in back and we'd have to make a little gravel driveway. We could reverse this except that I was putting the dog runs away from the housing which is to the north and putting this large animal room which really would allow me to come into my office and kick off my dirty coveralls and maybe, put my bag away back there rather than walk through the front room where somebody with a kitty cat sees me walk in with manure on my boots. And they don't, well, some people don't approve. And a, so if we, if we're (Inaudible) this could be reversed. I don't see where it makes much difference. I could leave these with you then.

CHM. PARISI:

Yes.

DR. PAUL HANDLER:

O.k. Thank you.

CHM. PARISI:

Any other questions?

DR. PAUL HANDLER:

Thank you very much.

CHM. PARISI:

George, do you have anything on this?

DIR. REIF:

No. We don't have any comments. This is a rather, you know, straight forward non-conforming expansion here.

CHM. PARISI:

Anyone who wishes to speak in favor of this? Anyone who wishes to speak in opposition? O.k. We will close the public hearing.

ADJOURNMENT OF
PUBLIC HEARING

Mary Lee Dorflinger
Mary Lee Dorflinger
Transcribing Secretary

Paul P. Parisi, Chairman
PLANNING & ZONING COMMISSION

APPROVED AT THE MEETING OF

January 14, 1981