

PLANNING AND ZONING COMMISSION REGULAR MEETING

NOVEMBER 25, 1975

Ralph H. Shaw, II, Chm.; Eric G. Lowry, Vice-Chm.; Cos
Giuffrida, Sec'y.; Seb J. Passanesi; Dr. Christie E.
McLeod; Edward J. Kalita; Paul P. Parisi; Alternates:
Gerald J. Lentini; Thomas E. Lineberry; Conrad J. Tyaack

COMMISSION MEMBERS
PRESENT

Alternate: George L. Augustine

MEMBER ABSENT

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

STAFF MEMBERS

Gerald J. Daley, Administrative Ass't.; D'Veira Cohn,
reporter, Middletown Press

OTHERS

Approved minutes of Oct. 22, 1975, on motion and second
by Comms. Kalita and Passanesi. Vote was unanimous.

APP'D. MINUTES OF
10/22/75

Approved minutes of Nov. 12, 1975, with an addition to
read: Comms. Passanesi left early and Comm. Augustine
served in his place, on motion and second by Comms.
Kalita and Giuffrida. Vote was unanimous.

APP'D. MINUTES OF
11/12/75 WITH
CORRECTION

Continue to table, request for the City Attorneys opinion
re: Open Space in the P.R.D.'s.

CONTINUE TO TABLE
OPINION RE: OPEN
SPACE

Relationship of professional staff to classified service
was discussed. It was suggested that a history of staff
salary related experiences be compiled. Ms. Raczka and
Mr. Daley were asked to do the study.

HISTORY OF STAFF
TO BE STUDIED
MS. RACZKA AND
MR. DALEY

Denied application for subdivision approval of 3 lots lo-
cated on Bartholomew Road, owner Edward & Marion Feitel,
and Louis and Elsie Carta, because the Health Dept. re-
jected one of the lots as unsuitable for sewage disposal
system. It was then suggested that the applicant go back
to the Health Dept. and request another percolation test,
on motion and second by Comms. Lowry and Giuffrida. Vote
was unanimous.

DENIED SUBDIVISION
3 LOTS - EDWARD &
MARION FEITEL AND
LOUIS AND ELSIE
CARTA - BARTHOLOMEW
ROAD

Tabled Redevelopment proposal for expansion of DeKoven
Drive (this is the second time this has been viewed by
the Commission), with recommendations to (a) widen the
bridge over Sumner Brook; (b) provide a cul-de-sac at the
end of Greenfield Avenue which does not comply with the
City Code, on motion and second by Comms. Kalita and
Giuffrida. Vote was unanimous.

TABLED REDEVELOPMENT
PROPOSED EXPANSION
DEKOVEN DRIVE WITH
RECOMMENDATIONS

Approved proposal for modifying parking requirements in
the CBD to be scheduled for Public Hearing; Dec. 10, 1975,
on motion and second by Comms. Kalita and Passanesi. Vote
was unanimous.

APP'D. MODIFYING
PRKN'G. REQUIREMENT
CBD-P.H. 12/10/75

Comm. Parisi left at this time and Comm. Lentini served in
his place for the remainder of the meeting.

Scheduled for Public Hearing Dec. 10, 1975, Conn. Radio
Fellowship, located on Round Hill Rd., proposal to build

SCHEDULED FOR P.H.
12/10/75 - CONN.
RADIO FELLOWSHIP

NOVEMBER 25, 1975

a station at their transmitting site, on motion and second by Comms. Lowry and Passanesi. Vote was unanimous.

ROUND HILL ROAD
TO BUILD A STATION

Scheduled for Public Hearing, Dec. 10, 1975, proposal to change text of Zoning Code so that existing structures in B-3 and R-4 Zones be converted to multi-family dwellings without providing open space required for new structures, on motion and second by Comms. Lentini and Lowry. Vote was unanimous.

SCHEDULED FOR P.H.
12/10/75, PROPOSAL
TO CHANGE TEXT TO
ZONING CODE - EXISTING
STRUCTURES IN
B-3 & R-4 CONVERSION
WITHOUT OPEN SPACE

Mayor Anthony Marino arrived at this time.

Gave preliminary approval for final lots #5,6,7,8,9,10, Snipes Terrace off Tryon Street, Frank and Philomena Snipes, on motion and second by Comms. Lentini and Kalita. Vote was unanimous.

GAVE PRELIMINARY
APPROVAL-FINAL LOTS
#5,6,7,8,9,10-FRANK
SNIPES-SNIPES TERR.

Gave final approval for lot #10, on Snipes Terrace, on motion and second by Comms. Kalita and Lentini. Vote was unanimous.

FINAL APPROVAL 1
LOT #10 - SNIPES
TERRACE

Various Planning and Zoning documents were distributed to Commission members. Dir. George Reif gave a briefing on using the Zoning Code.

VARIOUS P & Z
DOCUMENTS DISTRIBUTED-
BRIEFING BY
DIR. GEORGE REIF

Adjournment on motion and second by Comms. Kalita and Giuffrida. Vote was unanimous.

ADJOURNMENT

Cos Giuffrida, Sec'y.
Planning and Zoning Commission