

Chm. Paul P. Parisi; V-Chm. Dr. Eric G. Lowry; Secretary, Cos Giuffrida; Walter J. Dreaher; Stephen T. Gionfriddo; Ralph H. Shaw.

COMMISSION MEMBERS
PRESENT

George L. Augustine; Robert F. Chamberlain; Anthony J. Gauni-
chaux; Joseph E. Milardo.

ALTERNATE MEMBERS
PRESENT

Seb J. Passanesi.

COMMISSION MEMBER
ABSENT

Comm. George L. Augustine acted for Commissioner Passanesi.

ACTING ALTERNATE

George A. Reif, Director; Florence Pelc, Transcribing Secretary.

STAFF

Phil Bauer, Eng. Public Works Dept.; Jeff Kotkin, reporter,
Middletown Press; Joey Vogel, WCNX; and approximately 50 people
in the audience.

OTHERS

The first portion of this meeting was the Public Hearing.

PUBLIC HEARING FIRST

Approved minutes of September 12, 1979 on motion and second by
Comms. Lowry and Shaw. Vote was unanimous.

APPROVED MINUTES OF
SEPT. 12, 1979

Approved Transcript of October 12, 1979 on motion and second by
Comms. Lowry and Shaw. Vote was unanimous.

APPROVED TRANSCRIPT OF
OCTOBER 12, 1979

The special exception for Ghezzi's expansion on Newfield Street
(a non-conforming use) was approved on motion and second by
Comms. Giuffrida and Lowry. Vote was unanimous.

APPROVED GHEZZI'S
EXPANSION ON NEWFIELD
STREET.

The application by Dr. Edwin J. Mikkelsen, acting through his
agent S. J. Cartelli, attorney, to establish a hospital/school
facility in the architecturally and historically significant
Hubbard estate, off Westfield Street was denied. Denial was
based on the fact that the proposed development extended well
beyond the concept of using the historic building to include
two new major structures and two accessory buildings, on motion
and second by Comms. Lowry and Dreaher. Vote was six to one (6to1)
Voting for denial, Lowry, Dreaher, Parisi, Giuffrida, Augustine,
Gionfriddo. Voting against denial Comm. Shaw.

DENIED APPLICATION BY
DR. MIKKELSEN FOR
HOSPITAL/SCHOOL ON
WESTFIELD STREET.

The proposal to modify Zoning Code requirements of adjoining lots
of record be treated as a single entity was tabled, on motion
and second by Comms. Shaw and Giuffrida. Vote was unanimous.

TABLED LOTS OF RECORD

Approved special exception to permit a Home Occupational Use
for Civil Engineer/Realtor, John C. O'Brien, located on Scenic
View Dr. on motion and second by Comms. Dreaher and Giuffrida.
Vote was unanimous.

APPROVED HOME OCCUPA-
TIONAL USE FOR CIVIL
ENGINEER/REALTOR J.C.
O'BRIEN SCENIC VIEW DR.

Comm. Shaw suggested that two items heard at tonights public hearing,
1) Code Enforcement designation; 2) off-street parking for the
handicapped, be acted upon immediately. There was unanimous
agreement to this suggestion. On motion and second by Comms.
Shaw and Lowry. Both proposals were unanimously adopted as
proposed.

TWO ITEMS HEARD ON
PUBLIC HEARING ADOPTED
OFF-STREET PARKING FOR
THE HANDICAPPED AND
CODE ENFORCEMENT DE-
SIGNATION.

The Commission approved the subdivision plan of the non-residential PRD in Wesleyan Hills. The documents involved plans showing the lots which included the farm house, barns, and open space and the area currently including parking, plus a written document describing the control of a future development center, on motion and second by Comms. Lowry and Shaw. Vote was unanimous.

APPROVED WESLEYAN HILLS NON-RESIDENTIAL PRD CENTER CHET DZIALO AGENT

After a brief discussion the Commission decided to schedule the James Lucente's 11 lot subdivision to be heard at the public hearing of December 12, 1979, on motion and second by Comms. Giuffrida and Gionfriddo. Vote was unanimous.

FOR PUBLIC HEARING J. LUCENTE 11 LOT SUBDIVISION

The Commission after some discussion on the 3 lot subdivision of Arlene McCoid decided to schedule this subdivision at a public hearing on December 12, 1979, on motion and second by Comms. Giuffrida and Gionfriddo. Vote was unanimous.

FOR PUBLIC HEARING 3 LOT SUBDIVISION A. MCCOID

A letter was introduced from Herbert Krasow regarding the various bankruptcy matters involving George Achenbach. The Hartford National Bank is in the process of acquiring title to this property.

A LETTER WAS INTRODUCED FROM HERBERT KRASOW REGARDING G. ACHENBACH & TURNER OVER TO CITY ATTORNEY FOR HIS RESPONSE

The Commission is requesting that the City Attorney review the situation and then respond to the letter on motion and second by Comms. Shaw and Gionfriddo. Vote was unanimous.

The Commission gave a favorable G.S. 8-24 report concerning City purchase of future parking lot between Ferry, Green, and Main Streets, on motion and second by Comms. Lowry and Shaw.

COMM. GIVES FAVORABLE REPORT ON FUTURE PKG. LOT ON FERRY, GREEN, MAIN.

The Planning Commission discussed the prospects of saving the Danforth Shop, once located on College Street. The Planning Commission is the City's designated authority concerning Historic Preservation.

GAVE AFFIRMATIVE REPORT ABOUT THE DANFORTH SHOP GS 8-24

The Planning Director recommended that the Danforth Shop be the first early industry of Middletown to be relocated in the open space area of a I-91 Industrial Zone. After discussion the Commission adopted the following: "Gave an affirmative G.S. 8-24 report concerning the Danforth Shop, supporting City purchase of the building and its location within the City including possibility of locating the Shop in the I-91 Industrial Area Open Space", on motion and second by Comms. Shaw and Gionfriddo. Vote was unanimous.

APPROVED ADDITIONAL 1 YR. EXTENSION TO SEB PASSANESI FOR OFFICE BLDG. ON WASHINGTON ST. AN R-4 ZONE

The Commission approved a one year additional time extension of a special exception granted to Seb Passanesi, to permit an office building on his lot in an R-4 Zone on Washington Street on motion and second by Comms. Giuffrida and Shaw. Vote was unanimous.

The Commission voted unanimously to add two items to the agenda. One dealing with Paterson Drive and the other with employee parking proposals on motion and second by Comms. Shaw and Giuffrida.

ADDED 2 ITEMS ON AGENDA. PATERSON DR. AND EMPLOYEE PARKING

On the issue of Paterson Drive, a request for final subdivision approval had been received even though a required cul-de-sac was not finished. On motion and second by Commissioners Shaw and Giuffrida final approval was given with the stipulation that an amount of \$3,000 be placed in the Finance Department to assure completion of the cul-de-sac.

PATERSON DR. DEPOSIT OF \$3,000 TO ASSURE COMPLETION OF CUL-DE-SAC, IN FINANCE DEPT.

In the case of parking for City employees, an affirmative G. S 8-24 report was given for temporary arrangements to use a parking lot adjacent to the YMCA and on the corner of DeKoven and Court Streets, on motion and second by Comms. Shaw and Lowry. Vote was unanimous.

TEMPORARY CITY EMPLOYEE PARKING YMCA AND DEKOVEN & COURT STS.

REPORTS:

REPORTS

Redevelopment.....Dr. Lowry
Inland/Wetland.....Ralph Shaw
Midstate.....None
Citizens Advisory Com.....None

ADJOURNMENT

ADJOURNMENT was made on motion and second by Comms. Giuffrida and Lowry.

Secretary Cos Giuffrida
Planning and Zoning Dept.

Approved at meeting of _____