

Paul P. Parisi, Chm.; Dr. Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Sec'y.; Seb J. Passanesi; Rose Sbalcio; Alternates: George L. Augustine; Mary Woods  
 COMMISSION MEMBER PRESENT

Walter J. Dreaheer; Stephen T. Gionfriddo; Anthony J. Gaunichaux; Louis Carta  
 MEMBERS ABSENT

Comm. Woods acted for absent Comm. Dreaheer; Comm. Augustine acted for absent Gionfriddo  
 ACTING MEMBERS

George A. Reif, Dir.; Catherine V. Raczka, Assn't. Dir.; Althea Rinaldi; Mary Lee Dorflinger  
 STAFF

Philip Bauer, Engr. Public Works; Jeff Kotkin, reporter, Hartford Courant; approx. 10 members in the audience  
 OTHERS

A reorganizational meeting was held prior to the regular meeting on December 10, 1980 and the results are:  
 REORGANIZATIONAL MEETING @ 6:45 PM

Paul P. Parisi, Chairman, on motion and second by Comms. Passanesi and Augustine. Vote was unanimous.

Dr. Eric G. Lowry, Vice-Chm., on motion and second by Comms. Passanesi and Giuffrida. Vote was unanimous.

Cos Giuffrida, Secretary, on motion and second by Comms. Passanesi and Lowry. Vote was unanimous.

Appointments are as follows:

Dr. Eric G. Lowry, Redevelopment Agency  
 Rose Sbalcio, Midstate Regional  
 Mary C. Woods, Citizen's Advisory Committee  
 Cos Giuffrida, Inland-Wetland

LIAISON APPOINTMENTS

Meeting for December 24, 1980, was cancelled, on motion and second by Comms. Woods and Giuffrida. Vote was unanimous.  
 MTNG. CANCELLED DEC. 12, 1980

Comm. Passanesi left the meeting after the election and was not present for the Public Hearing or Regular Meeting.

Atty. Milardo representing Nellie Swol stated that there was a delay in filing the mylar because Health Dept. requirements had not been completed. Everything now is in order and the Health Depts. requirements are completed. He stated that the mylar with Comms. approval may be recorded in the Town Clerk's Office.  
 DISCUSSION WITH PUBLIC CONCERNING AGENDA ITEM

After a discussion with Atty. Mango, gave preliminary approval for a 9 lot (4.7 acres) subdivision for Peter Durgan/Adele B. Caudle, on Miner Street, with the provision that 8 sets of updated drawings be submitted showing all work required by each City Dept., on motion and second by Comms. Lowry and Woods. Comm. Sbalcio abstained from voting. Vote was 5-0 and carried.  
 PRELIMINARY APP'L. 9 LOT SUB.-PETER DURGAN/ADELE B. CAUDLE-MINER ST. WITH PROVISIO

Gave preliminary approval for a 6 lot subdivision for Salvatore C. Fazzino, Agent; Blanche P. Footit, owner, off East St. and Poplar Rd., with the provision that 8 sets of updated drawings be submitted showing all work required by each City Dept., on motion and second by Comms. Lowry and Woods. Comm. Sbalcio abstained from voting. Vote was 5-0 and carried.  
 PRELIMINARY APP'L. 6 LOT SUB.-S.C. FAZZINO/BLANCHE P. FOOTIT-EAST ST. & POPULAR RD.

Adopted amendment to the Zoning Map to add Wesleyan University Campus and contiguous areas to I-D Zone (Institutional Development Zone) on motion and second by Comms. Lowry and Giuffrida. Comm. Sbalcio abstained from voting. Vote was 5-0 and carried.

APP'D. AMENDMENT TO Z.C. ADD WESLEYAN UNIV. AND ARE TO I-2 ZONE

Tabled to the Jan. 14th, 1981 meeting, proposed amendment to Zoning Code, Antonio Camineto, Erin St., R-3 Zone, re: parking of commercial vehicles, on motion and second by Comms. Lowry and Augustine. Comm. Sbalcio abstained from voting. Vote was 5-0 and carried.

TABLED AMENDMENT TO Z.C.-PARKING OF COMM'L. VEHICLES IN R-3 ZONES

Gave preliminary approval for 9 lot subdivision for Richard T./ Michael G. Bergan, Miner St., (Steeple View Estates) with the provision that 8 sets of updated drawings be submitted showing all work required by each City dept., on motion and second by Comms. Giuffrida and Lowry. Comm. Sbalcio abstained from voting. Vote was 5-0 and carried.

PRELIMINARY APP'L. 9 LOT SUB. (STEEPLE VIEW ESTATES) MINER ST.-OWNER R.T./M.G. BERGAN

Dir. Reif gave an updated report on Cedar Village, PRD, Phase II. He reported that HELCO was starting to install street lights and fire alarm boxes was being put in place.

CEDAR VILLAGE PRD PHASE II-READY TO SIGN AGREEMENT WITH CITY

Mr. Reif felt that there was no reason to delay Cedar Village's approval another month. Cedar Village is now ready for the agreement to be signed with the City.

The agreement will be similar to the agreement drawn for Wesleyan Hills with some minor changes.

At present the agreement has not been drawn by the City Atty., but hopefully the agreement could be signed by next week. The agreement is to deal strictly with finished roads, curbs and sidewalks with an amount of money (\$47,113) to be held by the Finance Dept.

After a lengthy discussion, authorized contractual agreement related to Cedar Village, PRD, Phase II, regarding final approval, on motion and second by Comms. Giuffrida and Lowry. Comm. Sbalcio abstained from voting. Vote was 5-0 and carried.

Reapproved previous lots approval for Nellie Swol, Fairchild St., on motion and second by Comms. Giuffrida and Lowry. Vote was unanimous. (Filing time had previously expired)

REAPP'D. LOTS FOR NELLIE SWOL, FAIRCHILD ST.

Reapproved previous lots approval for John and Eugenie Donahue, Lakeside Ave., on motion and second by Comms. Lowry and Woods. Vote was unanimous. (Filing time had previously expired)

REAPP'D. LOTS FOR JOHN & EUGENIE DONAHUE-LAKESIDE AVE.

Bob Frank, Building Official and Zoning Code Enforcement Officer for the City of Middletown, stated he has 3 problems in the area regarding enforcement and was requesting assistance from the Planning and Zoning Commission. Mr. Frank's first complaint concerns the parking of commercial vehicle and the parking of construction vehicles---which is a legitimate violation---but would like a definition of what is a commercial vehicle. Is it a pick up truck with or without a sign which a salesman has driven home or a City employee truck that is on call? An example is the Snap-On truck in Westlake, and two houses down is a camper. What is a violation and what isn't, Mr. Frank asked.

DISCUSSION WITH BOB FRANK, BUILDING OFFICIAL-RE: COMPLAINTS PARKING OF COMMERCIAL VEHICLES

Chairman Parisi directed the staff to work with the Chief/Inspector to come up with some sure proposals, and how to resolve it.

Another complaint received by Building Official, Bob Frank, was the property of Demetrius Fanis and Fattie Ganaros located at 430 South Main St. The original complaint came from Atty. Joseph Milardo. The property has a large parking lot and adjoining it is another parking lot where H & R Block is located. Logs were placed to separate both parking lots. Somehow the logs were removed and now the parking area is being used as a short cut. It is now creating a traffic hazard.

COMPLAINT  
FANIS-GANAROS  
HIGHLAND AVE.  
& SOUTH MAIN ST

It was suggested by the Building Official to put permitted concrete stops but it was not agreeable to Atty. Milardo.

The original site plan (5-7-76) approved by the Commission stated that Fanis & Ganaros provide parking space striping and planters. On motion and second by Comms. Lowry and Giuffrida that a letter be sent to Fanis & Ganaros telling them what was originally required. Vote was unanimous.

The last complaint concerns a structure located on Boston Rd. Mr. Frank stated he has a file on several violations on construction materials and expansions. Several things had been transpired without the P & Z Commissions approval.

COMPLAINT  
BOSTON RD.

Mr. Frank requested some direction from the P & Z Commission enabling him to proceed with legal action. On motion and second by Comms. Lowry and Augustine/<sup>for Mr. Frank</sup> to proceed with legal action. Vote was unanimous.

Commission members were very pleased that the Building Official, Bob Frank, made an appearance at the meeting and was invited to attend every meeting. The Commission and Staff will work with him as close as they can.

Adopted resolution approving a preliminary grant application for development of Vetrans Park signifying the proposal in in compliance with the Plan of Development on motion and second by Comms. Giuffrida and Woods. Vote was unanimous.

ADOPTED RESOLU-  
TION-APPROVING  
PRELIM. GRANT-  
VETERANS PARK

Approved a one (1) year additional time extension of a Special Ex-ception granted to Seb J. Passanesi, to permit an office building on his lot in a R-4 Zone on Washington St. on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous.

APP'D. 1 YEAR  
ADDITIONAL TIME  
EXT.-SPECIAL  
EXCEPT.-S.J.  
PASSANESI

Approved readoption of the present zoning regulations consisting of the Zoning Code and the Zoning Map, on motion and second by Comms. Augustine and Lowry. Vote was unanimous. Effective date January 1, 1981.

APP'D. READOP-  
TION-Z.C. REG.  
AND Z. MAP

Adopted amendment to the Zoning Code, Section 11, Establishment of Zones, Item 11.04.08. Delete "Zoning Board of Appeals", and insert, "Commission", on motion and second by Comms. Lowry and Augustine. Vote was unanimous. Effective date January 2, 1981.

ADOPTED AMEND.  
Z.C, SEC. 11  
ITEM 11.04.08

Adopted amendment to the Zoning Code, Section 14, Non-Conforming Building and Uses, Item 13.04.03, Change of Use. Delete reference to Zoning Board of Appeals and insert, "Commission", on motion and second by Comms. Augustine and Lowry. Vote was unanimous. Effective date January 2, 1981.

ADOPTED AMEND.  
Z.C. SECTION 14  
ITEM 13.04.03

Adopted amendment to the Zoning Code, uses in the I-D Zone (Institutional Development Zone) Section 30, for Non-Institutional land to clarify status for non-institutional land owners and type of institutions the zone applies to, on motion and second by Comms. Lowry and Augustine. Vote was unanimous. Effective date January 2, 1981.

ADOPTED AMEND.  
Z.C. SECTION 30  
I-D ZONE

Adopted amendment to the Zoning Code, Section 40, Item 40.03.01 and Item 40.04, to bring requirements for parking for the handicapped in agreement with State Building Code, on motion and second by Comms. Woods and Sbalcio. Vote was unanimous. Effective January 2, 1981.

ADOPTED AMEND.  
Z.C. SECTION 40  
ITEMS 40.03.01  
& 40.04

Adopted amendment to the Zoning Code, Section 40, Item 40.04, to permit special size parking spaces for employees of land-users, on motion and second by Comms. Giuffrida and Woods. Effective January 2, 1981.

ADOPTED AMEND.  
Z.C. SECTION 40  
ITEM 40.04

Adopted amendment to the Zoning Code, Section 12, Item 12.06, to delete a clause allowing construction on lots with access to an approved private street, on motion and second by Comms. Lowry and Augustine. Vote was unanimous. Effective date January 2, 1981.

ADOPTED AMEND.  
Z.C. SEC. 12  
ITEM 12.06

REPORTS:

Redevelopment Agency-Dr. Eric Lowry  
Citizen's Advisory Committee-None  
Midstate Regional Agency-None  
Inland-Wetland-None

REPORTS

Rose Sbalcio accepted appointment as a member of the Midstate Regional Agency and Jeff Colegrove is to be notified.

ROSE SBALCIO  
REP. TO MIDSTATE  
REGIONAL AGENCY

The Commission requested that a report from the City Attorney on the status of law suits be available for the next meeting.

It was suggested that Mary Woods and Rose Sbalcio be given copys of the legal aspects re: disqualifications and legal opinions.

Adjournment at 9:35 P.M.

ADJOURNMENT

Respectfully submitted

Cos Giuffrida, Secretary  
Planning and Zoning Commission

Approved at the meeting of

*January 14, 1981.*