

PLANNING AND ZONING COMMISSION REG. MTNG.

DECEMBER 11, 1974

Ralph H. Shaw, II; Seb J. Passanesi; Cos Giuffrida; Sebastian J. Garafalo; Edward J. Kalita; Betty Matteo; Alternates: George L. Augustine; David A. Bengtson; Gerald J. Lentini; Kent M. Scully

COMMISSION MEMBERS PRESENT

Eric G. Lowry

MEMBER ABSENT

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

STAFF MEMBERS

Philip G. Bauer, Engr., Public Works Dept.; Wm. M. Kuehn; D'Veira Cohen, reporter, Middletown Press; 10 members of the Public at Large

OTHERS

George L. Augustine sat for Eric G. Lowry

ACTING MEMBER

The Annual selection of officers was scheduled for this meeting but since all regular members had not arrived at the time set to start the meeting Ralph H. Shaw, II, was appointed temporary Chairman on motion and second by Comms. Garafalo and Kalita, until election of officers at the end of the meeting. Vote was unanimous.

APPOINTMENT OF TEMPORARY CHAIRMAN

David A. Bengtson was appointed to sit in for Betty Matteo's place but Betty Matteo arrived shortly afterwards to serve.

Approved 1 lot subdivision for 3rd Congregational Church, on Miner Street with stipulation to the Town Clerk, that any previous land subdivision filed with him are declared null and void. The Building Dept. is notified not to issue a building permit until City water is extended to the site, on motion and second by Comms. Matteo and Augustine. Vote was unanimous.

APPROVED 1 LOT SUBDIVISION-FOR 3RD CONGREGATIONAL CHURCH MINER STREET

Agreed to approve two building lots on Lee Street near Sand Hill Road, on notification of clearance by the Inland Wetland Agency at request of owners Phillip and Louise Russo, on motion and second by Comms. Kalita and Giuffrida. Vote was unanimous.

APPROVED 2 BUILDING LOTS, LEE STREET NEAR SAND HILL RD. ON NOTIFICATION OF CLEARANCE

Dir. George A. Reif, presented plans showing the status of two Wesleyan Hill Projects in the Red and Yellow Areas. The "Yellow" area received approval from the Inland Wetland Agency. The "Red" area needs modifications.

WESLEYAN HILLS RED AND YELLOW PROJECTS

A request for a review of an application for Federal funds to develop the waterfront received from the MidState Regional Planning Agency (A-95 Review) was discussed. Waterfront improvements are included in the Commission's Plan of Development therefore agreement was reached to check two of the several options provided. (a) "For our information we request applicant to provide Final application when available"; (b) "Generally support this project" on motion and second by Commissioners Kalita and Bengtson. Vote was unanimous.

A-95 REVIEW WATERFRONT-PLAN OF DEVELOPMENT

Ms. Raczka read a letter from the City Atty. requesting amendment of the City's Plan of Development, adopted in 1965, to add open space land. Specifically the open space land located north of Miner Street, now or formerly owned by A. David Soobitsky. A public hearing was scheduled for Jan. 8, 1975.

LTR. FROM CITY
ATTY. REQUESTING
AMENDMENT OF CITY
PLAN OF DEVELOPME
TO ADD OPEN SPACE
LAND

Ms. Raczka reported on the status of two planning studies. The first focused on the structure of property values in Middletown, and will provide important information for land use planning.

MS. RACZKA REPORTS

The second report brought the Commission up to date on the survey administered last summer. Print outs from the computer at Wesleyan will be available in late January.

Dir. Reif, gave a brief report of the Connecticut Dept. of Transportation's proposal to modify Rt. 9 stating that the proposals did not relate the flow of traffic to the Central Business District in the way that local plans have been formulated.

DIR. G. REIF REPOR
D.O.T. RT. 9

Dir. George Reif reports HELCO is proposing to expand the right-of-way for the southern part of Middletown near the Durham Town Line. A meeting has been proposed for January. The time and place will be announced later.

DIR. G. REIF REPOR
HELCO'S PROPOSAL
EXPANSION OF RIGHT
OF-WAY

A motion and second by Comms. Matteo and Augustine, which carried unanimously, the Director was authorized to place the files of the three subdivisions with outstanding performance bonds in the hands of the City Atty. for his action on behalf of the City's interest. The three subdivisions are: Meadowood Lane and Meadowood Circle, Carl Pitruzzello, Developer; Acer Drive, Thomas Wilcox, Developer; White Road and Sisk Street, Mario DeMelis, Developer.

NOTICE TO BE SENT
TO CITY ATTY. 3
OUTSTANDING
PERFORMANCE BONDS

Elected officers for the year are as follows:
Chairman, Ralph H. Shaw, II, on motion and second by Comms. Garafalo and Giuffrida;
Vice-Chm., Eric G. Lowry, on motion and second by Comms. Kalita and Passanesi;
Secretary, Cos Giuffrida, on motion and second by Comms. Matteo and Kalita.

ELECTION OF OFFICE

Vote was unanimous for the three appointments above.

Appointed by the Chairman was Cos Giuffrida as the Commission's representative to the MidState Regional Planning Agency.

APPOINTMENT OF COS
GIUFFRIDA TO THE
MIDSTATE REG. AGENC

Approved minutes of meeting of Sept. 25, 1974 on motion and second by Comms. Kalita and Garafalo and approved minutes of Meeting of Nov. 13, 1974, on motion and second by Comms. Kalita and Garafalo. Vote was unanimous.

APPROVED MINUTES OF
SEPT. 25 AND NOV.
13, 1974

A decision was made to return the starting time for Commission meetings to 7:30 P.M.

MTNG. STARTING
TIME-7:30 P.M.

Approved and established the sheet size for all drawings and prints submitted to the Office of the Commission associated either with Zoning or Subdivision Regulations as either 36 inches by 24 inches or 18 inches by 12 inches. All other sizes shall be refused. Public Hearing was held December 11, 1974. Effective date will be Thursday, January 2, 1975. On motion and second by Comms. Matteo and Kalita. Vote was unanimous.

ESTABLISHED SHEE
SIZE FOR ZONING
OR SUBDIVISION
REGULATIONS

ADJOURNMENT

ADJOURNMENT

Cos Giuffrida, Secretary
Planning and Zoning Commission