

COMMISSION ON THE CITY PLAN AND ZONING - ACTING AS THE PLANNING COMMISSION -  
PUBLIC HEARING - THURSDAY - JANUARY 5, 1967 - COUNCIL CHAMBERS - MUNICIPAL  
BUILDING - MIDDLETOWN, CONNECTICUT

Present: John J. Higgins, Chairman  
Carmelo J. Mazzotta, Jr., Vice-Chairman  
Edward F. Button, Secretary  
Joseph W. Masselli  
Frederick W. Atkins, alternate member, sitting in official capacity  
Joseph P. Otfinoski, alternate member, not sitting in official capacity  
(Chairman Higgins appointed alternate member Atkins to act in  
behalf of Commissioner Salafia)

Absent: Mayor Kenneth J. Dooley, member w.v.p.  
Philip M. Salafia  
Salvatore J. Lisitano, alternate member

Also

Present: Nicholas Misenti, Deputy Director of Public Works, member w.v.p.,  
Hartford Courant Reporter, Harry Clew, B. Ralph Gustafsson, City  
Planner, Thomas W. Anderson, Barbara Sakelakos, City Plan Office  
Secretary, Petitioners and Counsels and approximately thirty-  
two (32) members of the public.

The meeting was called to order by the Chairman at 7:30 P.M.

CHM. HIGGINS: It is 7:30 and since this hearing is listed for 7:30,  
we will open the hearing first as the Planning Commission and I'll  
ask the secretary to read the minutes on the Planning.

COMM. BUTTON: Commission on the City Plan and Zoning - Public Hearing -  
Thursday - January 5, 1967 - 7:30 P.M. - Council Chambers - Municipal  
Building - Middletown, Connecticut.

As the Planning Commission -

To consider a sixteen (16) lot subdivision entitled "Virginia Drive",  
Virginia Virgadaula, subdivider, and located on the westerly side of  
Bartholomew Road, between Bow Lane and Reservoir Road.  
Counsel: Salvatore J. Cartelli, Attorney at Law, 516 Main Street,  
Middletown, Connecticut.

CHM. HIGGINS: And since Mr. Salafia, one of the Commissioners, is not present tonight, I'll ask Mr. Atkins, an alternate, to sit in place of Mr. Salafia.

ATTY. CARTELLI: Gentlemen. Good evening. I'm Attorney Cartelli, representing Mr. Virgadula on this proposed subdivision which is here for your approval this evening. I believe all of the necessary maps have been submitted and have been reviewed by the various boards. As you can see, it is a sixteen (16) lot subdivision with one road. The proposed road running down the center of the subdivision with an equal number of lots on each side of the road. The map itself is well, self-explanatory. If there are any questions that anyone on the board may have, either myself or Mr. Virgadula, Mr. White, the engineer who prepared the subdivision map should also be present. If there are any questions that you may have, we would be most happy to try and answer them for you in the hope that we may shed some light, if that need be, so that either this plan be approved or that any recommendations that you may have, may be complied with.

CHM. HIGGINS: This turn around Attorney, is a temporary affair, I take it.

ATTY. CARTELLI: The turn around naturally, it abuts up on the other property and there is a possibility of a continuation, that at any time, at some time in the future. Now as the board is well aware, this is a customary thing when you have a turn around at the end of a street. There are many many in town. Many many streets that are so called dead-end streets, terminating in a partial circle and the possibility of a continuation, a continuation through the rear property is a possibility.

CHM. HIGGINS: Thank you. Anybody else wish to speak on the Virgadula subdivision. Hearing no further comment, I'll declare the hearing as the Planning Commission closed. Oh, I'm sorry, did somebody raise their hand and ask to . . .

UNKNOWN SPEAKER: It says sixteen (16) lots, but what kind of buildings are going up there.

CHM. HIGGINS: The problem of what kind of buildings are going up there is not in the hands of the Planning Commission. Our certain

function in this particular thing is to see that the lots are the proper size. The Board of Public Works has a function in it. The Health Board has a function in it and the permits for the buildings are issued by the Board of Public Works through their Department.

ATTY. MAZZOTTA: I may say this for the benefit of the people who may be interested in Mr. Virgadaula's proposed subdivision. That Mr. Virgadaula has been building houses in the Middletown Portland area for a number of years and from all knowledge that I have, he enjoys a very reputable existence in these communities for the building of these homes and I'm sure this would carry over into any future homes that he may build either in Middletown or any of the surrounding communities.

CHM. HIGGINS: Thank you Attorney. Yes Sir.

UNKNOWN SPEAKER: Does this have anything to do with the zoning at all down in that Bartholomew Road, Bow Lane area. Does it change the zoning or anything. I mean here you are okaying lots to be okayed and you don't even know what kind of buildings are going up. I don't understand it. Can you clarify it a little more for me.

CHM. HIGGINS: Well this particular function is not ours. As this map comes in to us, we hear your comments. We hear the Attorney's comments. If these are not in the proper zone, the building permit will not be issued by the Building Department for them.

UNKNOWN SPEAKER: I see. In other words, if this is not proper, then it does have to go to the Zoning Board. Is that correct?

CHM. HIGGINS: No. It doesn't have to go to the Zoning Board. They have to go and ask for building permits and if they can't, if the lots are not in the proper zone, the building permit will not be issued. So consequently, they must have checked this fact out before they came in for this subdivision. Yes Sir.

UNKNOWN SPEAKER: I understood that Mr. Virgadaula is a builder.

CHM. HIGGINS: Well we are not qualified to state whether he is a builder or not. This is a Public Hearing on a matter of a petition.

UNKNOWN SPEAKER: Well we would like to know what he is going to build over there. If he's going to . . .

CHM. HIGGINS: This is not our function what he is going to build, Sir. Our function is to hear the petition.

UNKNOWN SPEAKER: Well I own land right next to it and I'm opposed to having the sixteen (16) lots or this subdivision there on Bartholomew Road.

MR. GUSTAFSSON: Sir, would you please state your name to and everybody else too.

MR. KLARE: Leo Klare.

CHM. HIGGINS: Anybody else wish to be heard on this particular subdivision. Everybody's been heard. Hearing no further comment, I'll declare the hearing on this subdivision closed.

The meeting adjourned at 7:36 P.M.

Respectfully submitted:

Barbara Sakelakos  
Barbara Sakelakos, Recording Secretary

John J. Higgins, Chairman