

Paul P. Parisi, Chairman; Eric G. Lowry, V-Chairman; Cos Giuffrida, Secretary; Vincent J. Loffredo; Dr. Christie E. McLeod; Seb. J. Passanesi; Ralph H. Shaw II; George L. Augustine; Robert F. Chamberlain; Daniel Z. Shapiro; Conrad J. Tyaack; Mayor Anthony S. Marino.

COMMISSION  
MEMBERS  
PRESENT

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

STAFF

Phil Bauer, Engr. Public Works; Allen Levy, reporter, Middletown Press; and approximately 50 members of the public at large.

OTHERS

CHAIRMAN PARISI:

The first item on the agenda is the Public Hearing. I'll ask the secretary to read the legal notice.

SECRETARY GIUFFRIDA:

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING JANUARY 11, 1978, STARTING AT 7:30P.M. IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE MIDDLETOWN, CONNECTICUT, to consider the following:

ITEM 1. Application by Knox Associates for a proposed subdivision consisting of 67.8 acres to be subdivided into 114 lots, to be located south of Country Club Rd. between Higby and Ballfall Rds. An R-1 Zone.

ITEM I KNOX  
SUBDIVISION

CHAIRMAN PARISI:

The Legal Notice appeared in the Middletown Press twice, once on December 31, 1977, and again January 7, 1978. In the absence of Comm. Loffredo, I'll ask alternate Comm. Chamberlain to sit in as a voting member. For the benefit of public procedure as the Planning and Zoning Commission follows is that the applicant will first present the proposal. Following the applicants presentation we will then ask anyone who wishes to speak in favor of the proposal, and then anyone who wishes to speak in opposition. Again as a normal policy of the Planning and Zoning Agency items that are heard at the Public Hearing are not normally voted upon at the same meeting. What I am saying is the proposal tonight on the Knox subdivision will be heard, and we will have public input. The earliest

meeting that a decision would be rendered by Planning and Zoning on the Knox subdivision would be the second meeting of the month. In this case it would be January 25, two weeks from tonight. Now I'm not necessarily saying that something will be done on the 25th of this month, but normal procedure for the agency is not to vote, to accept, or reject any proposal the same night that the Public Hearing is held. Since Comm. Loffredo has arrived, Comm. Chamberlain is back on alternate status. The Knox subdivision, Attorney Cartelli and Mr. Mylchreest.....

## ATTORNEY CARTELLI :

For the record, my name is Attorney Cartelli, and I'm with the firm Fortuna and Cartelli, and I'm representing the proponent John Knox with regard to the subdivision off of Country Club Road in Middletown. We believe the Commission has copies of the subdivision, and if there are not enough to go around.....The proposed subdivision is in an area in Westfield which is of high elevation and rather a beautiful area and for those of you who don't know where it is, if you take Higby Road to the end and upon arriving at Country Club Road take a right and travel approximately I would guess about 4 or 5 hundred yards, and it's on the right hand side. Coming up Westfield Street beyond Ballfall Road it's on the left hand side approximately 500 yards or so before you arrive at the intersection of Country Club Road and Higby Road. It's the area where the large water tank presently exist to service the homes in the Westfield area that have had the water pollution problem including my home. It's a lovely sight.....to development of this type. The zone that we are talking about is an R-1 zone. It's totally an R-1 zone so that with Mr. Knox with his proposal is in a proper zone for the construction of single family dwelling houses. There are close to 70 acres I believe it's 67.8 acres 68 acres to be fairly exact in the area. Under the present zoning code maximum usage of this acreage would allow if you use the full 70 acres or so, something in the neighborhood of 200 building lots. That is not what is being proposed. The number of lots that are being proposed is approximately 120 lots giving each lot an area in excess what would normally be required per minimum land area. The commission will recall the proposal was made sometime ago approximately a year ago and it never got to this commission because there is another agency commission involved in the city of Middletown that has something to say about the eventual approval about this subdivision or disapproval. That being the Inland Wetland Commission. At that time there was

much discussion about City water. There was also discussion about City sewer. Both of those elements I think are taking care of totally by the fact that this area now will be serviced by City water. The water tank in fact sits on property which was owned by John Knox and approximately 1 acre or so was given by him to the City of Middletown for the purpose of constructing the water tank to service the area of Westfield that has the pollution problem. There is City water and there is City sewer, it is an R-1 area and with those factors taken into account the area under the code would permit approximately 200 lots. And once again we are not proposing 200 lots, we're proposing something in the neighborhood of 120 lots. There is a rather large turn-out tonight and rightfully so the people in the area are interested in what is going on there and to make certain what is going on there is detrimental to the people who live there. The Commission should know that it is the intention of John Knox to build houses which will be in the moderate to high price range, and by that I mean probably starting around sixty thousand dollars (\$60,000) and some not all but some going as high as 80 or \$90,000. Generally I would guess that his houses would sell for something in the neighborhood of 60 to 70 thousand dollars, in that price range. John Knox himself is a man who has had much experience in residential development and he has developed homes along the shoreline, in Madison I think, is it Madison Dave, oh Branford, along the shoreline. I'd like to tell you briefly on that particular point. The Commission in the City of Middletown is concerned always is concerned when a new development is proposed with regard to the feasibility of this development, being brought to ....successfully and of course the economic circumstances surrounding the development are very important these days of cost and construction consciousness. For this reason I say that John Knox is a man who from an economic point of view is my belief, is financially sound, more than financially sound and from a financial point of view I don't see any problem what-so-ever in this development, this residential development being completed successfully. It is anticipated that not all 120 lots would be constructed on....at one time. As it is customary in subdivisions of this size it's anticipated that perhaps it would be completed in 3 or perhaps 4 stages or a span of several years maybe 2 to 4 years. Perhaps 3 to 4 years, taking the front area and develop it and when that is completed going on to the central and to the rear area. I would like to at this point in time comment anticipating the discussion that will take place later the fact that the Planning and Zoning Commission is charged with certain responsibilities ... to ensure that the applicants conform and comply with the zoning code for the city of Middletown. I would like for the discussion that I am presenting to this commission and future discussions

to be pertinent...to the duties which the commission is charged. There are other agencies which will be charged with other....for the protection of the City of Middletown, and perhaps that is where some of the comments which will be made and I'm anticipating .... that would be the proper form for some of the comments that I'm anticipating and I'll just bring this out so that we don't get involved in a lengthy discussion which should properly be before the Inland Wetland Commission and not before the Planning and Zoning Commission. Again we are anticipating 120 lots in an area which will allow substantially more than that with City water, with City sewer by a developer with a track record, a man with a good reputation for development in the past. From all that I can determine and from .....relative to the Planning and Zoning Commission I would see no reason assuming that the comments from the various departments such as Health Department and Public Works Department are not detrimental. I would see no reason why Mr. Knox be entitled to this approval of the subdivision that the commission would choose to act favorably upon his application given the factors that I have presented. Mr. Mylchreest the engineer is present to answer any questions by the commission. I believe that I have covered the points that I want to cover basically setting forth he is in compliance with all the requirements under the code.

MR. REIF :

Jack, I'm suggesting that someone step forward to the map here and explain the proposal. You have assumed that the members of the Commission have a copy, but that is not the case. Your starting from ground zero. Other people get the plan that you turn in not the Commission members. So you are missing an opportunity if you don't point out where the roads are where they tie in with Country Club Road and where the lot lay out is .....

ATTORNEY CARTELLI :

I think Mr. Mylchreest is better qualified to answer and to discuss the plans.

CHAIRMAN PARISI :

If anyone is interested you are welcome to stand behind here and look at the plans as the engineer is going over them. Feel free to come around and look at them.

MR. MYLCHREEST:

As part of the application two basic plans were submitted. Both are the same scales.....to Country Club Road west would be at the top of the chart (pointing to map) ...over in that direction there. The entrance to the development will be off of Country Club Road and those of you who remember the Inland Wetland Agency .....in this direction entered in here and we have relocated the road. On this end of the property .... as little impact on the Inland Wetland if possible. From there it branches into three sections. The top of this hill where the water tank is located at this point....is referred to. This would be the first area to be developed. Then possibly this loop(pointing to map) would be the second section, and this loop the third section, and possibly the cul-de-sac at the end of the last part of the development. Each one of these plans shows something a little bit different. In this case here is the road lay out and the lots indicated with the required frontage .....area. This particular plan does show a hundred and fourteen (114) lots, and as you probably realize we are still in the preliminary stage. The final lot number....112, and in no case will it exceed 120. We also show on this plan the lay out of the water system which comes off the....completed tank and will come down.....and tie into a distribution system on Country Club Road. We also show the sanitary sewer arrangement which comes down and ...over to Country Club Road where the existing sewer is. In this plan we have shown the same road lay out. We do not show the lots, but we show in here the storm water system and this afternoon we did submit an application to Inland Wetland Agency, how we intend to take care of the storm water problems, of course that is the (pointing to map) .....situation here, as we have done before ....in other parts of the.....storm water is control through a detention area which is this area here(pointing to map) and in this area here. That in essence is the....propose at this point, the next step is hopefully we will get an approval and then we will proceed to our final plan.

COMMISSIONER SHAW:

Mr. Chairman. I think that it would be helpful to me and I'm sure to others if we could get some dimensional ideas of this project. The road, it's dimensions, how long it is to the first....

MR. MYLCHREEST:

The entrance road is...two roads in to this point here. Then we break off into the one loop that goes in each direction in this line here. We follow your standard for your road construction all the way through.....The dimensions of your roads is 50foot wide right - of- way and your pavement is indicated .....the sidewalks on both sides. The individual length through here will vary because its the largest loop

down through here and a smaller loop in the center. The length of your .....cul-de-sac is less, or meets your requirements. I can't say that off hand what the length it is through, but on a basis of an 80 scale drawing here it must be something around 800 or 1000 feet.

COMM. SHAW:

How far from Country Club Road to the first.....

MR. MYLCHREEST:

At this point in here (pointing to map)? Approximately 400 feet.

COMM. SHAW:

Is that double lane?

MR. MYLCHREEST:

Yes, the...boulevard....two lanes

CHAIRMAN PARISI:

The single lanes.....that branch off, how wide are they?

MR. MYLCHREEST:

Right of way is 50 feet.

MR. REIF:

Why don't you mention why you selected that particular location, to get into the site rather than another opportunity.

MR. MLYCHREEST:

We do have an entrance way or a lot up here in this corner (pointing to map) those of you who are familiar with the area who remember the .....the site line.....if you came out of this area here it would be extremely doubtful if you would get the required ..... They do have ....courts down through here, and .....the Wetlands. In order to try to get .....move the entrance way to here and it still gives us a site line.....at this point here.

COMM. LOWRY:

That's still part of the Wetlands isn't it?

MR. MYLCHREEST:

Yes sir.

COMM. SHAW:

You eluded to but didn't mention in any detail things like storm water, it's very steep there. I'm not concerned with the Wetlands at the moment.....but how are you handling it?

MR. MYLCHREEST:

Into this area here? No particular problem, slopes...will not exceed here.....10% or less and the spacing of the catch basin are such that your loss will be amply taking care of.

ATTORNEY CARTELLI:

Once again if I may, with regard to engineering and with..... zoning ...with length of the cul-de-sac type roads, drainage, water/sewer, I have gone over the plan in great detail. I went over it originally when I was not involved in this project and there were certain things which did not make all regulations make all of the zoning codes. I have been unable to find after searching in detail anything that does not comply with any of the requirements under the code. I might say that Mr. Knox is interested in building a quality type residential area and I think that is obvious by the fact that he has minimized a number of lots rather than trying to get as many lots as he possibly could out of the area that is available to him.

COMM. LOFFREDO:

Could you tell me where the water tower is at this point.

MR. MYLCHREEST:

(Pointing to map) it would be right there.

CHAIRMAN PARISI:

Jack, is Mr. Knox going to be the actual subdivider as far as the construction or ....

ATTORNEY CARTELLI:

In answer to your question, Mr. Knox does not plan on acquiring the subdivision and then selling off lots so that individual owners would be able to build whatever they desire to build. The area does not lend itself to that type of development.

It is a truly a lovely area, and to allow homes of lesser quality go in there would not be best for the area and also from the financial point of view would not be in the best interest of the developer. As I understand the idea and as the development is .....at this point. Mr. Knox will see it through to completion. Mr. Knox is not a carpenter, he will have people working with him and his prior development he has had people of high quality and high caliber who have brought there development to successful completions. It is not intended that there will be lots sold off in any way, but generally custom homes will be built in the price range that we were talking about. If there are any homes built which are not specifically designed for a buyer, in other words, not a custom home but a spec home so to speak, it will be consisting with the rest of the homes that are going to be going up in the area. I know the area, I live on Higby Road and as I understand the plan of Mr. Knox it will be consisting with the rest of the homes in the area and not the constructed in a lesser way than the other homes in the area. Again I think it would be detrimental to his own interest to do so. The area lends itself to this kind of development. I would say that he has be involved with this project for a period of time, and he has expended the money for the development or the anticipated development at this point and he believes that there is a market in Middletown for this and he's putting his money on the line and ...in a manner is in the best interest of the community, the Westfield community would also be detrimental to his own purposes.

COMM. SHAW:

I'm having a little trouble with these maps, these two maps, because they don't appear to be alike. The road sizes the .....are not the same, and the definition of the Inland Wetland is not the same and I'm a little concerned that we are not getting all the details we need tonight in order to make some kind of decision over the next few weeks. These are not Dave, I would suppose final site plans documents and as a result I am a little uneasy with what I've seen.

MR. MYLCHREEST:

They are not exactly the same scale. What it is, why your thrown off is this represents the width of the actual.....this is the actual width of the right of way, the difference of 20 feet. The Wetlands are exactly the same. Now maybe when George colored this up he might of put more green down here (pointing to map) then there.

COMM. SHAW:

There certainly more green there than there.

MR. MYLCHREEST:

The line that is colored there is the same as that line colored there. (Pointing to map)

MR. REIF

There is a little bit of difference here, the distance here is a little different than there. Your eye is correct. Basically it's the same.

COMMISSIONER SHAW:

OK that's the line that we are looking at, that helps me some. Now again when we come back to that entry road it's a subject that you .....when you were on this commission. I don't see how.....how wide is the pavement for instance on each side of the divider? Do you have two twenty-eight foot lanes or

MR. MYLCHREEST:

This is set up here as a 80 foot right-of-way, and when you come down here there are two twenty-eight foot lanes.....as I recall by some 25 of 30 feet in between.

COMM. SHAW:

Which is not indicated, which is why I was having the problem.

MAYOR MARINO:

It's marked here but you can't see it.

COMM. SHAW :

That's what I'm trying to get at. The lot sizes vary considerably some of these on the eastern side are quit large in terms of area anyway. What is the smallest lot you have on that property?

MR. MYLCHREEST:

It would probably be the lot up to the very top.

COMM. SHAW :

How large or small?

MR. MYLCHREEST:

Well we kept to the minimum size required in the zone.

MR. REIF:

It's a hundred foot frontage, or 15,000 square feet.

MR. MYLCHREEST:

When you get down to this end here and up in here we've got the.....of the lots under the power lines were it can't be used, through this area here and (pointing to map) we run them back until we begin to approach the wetlands. First we didn't touch on this, but what happens to this wetland area here which we did not plan to use, the same way with this area here, and as we indicated to you before, we are open to suggestions. We want to go to a land trust or if.....or Preservation Commission anybody, it is not planned to be use for development, it is intended to be kept as a .....state.

COMM. TYAACK:

You mentioned the right-of-way along the road was 50 feet. How about the cul-de-sac, what is the radius on that, the right of way?

MR. MYLCHREEST:

50 foot radius.

COMM. TYAACK:

I can't quit make out visually....on that lower one (pointing to map) where it meets that one coming across the prop.... On your far left there, how does that widen out where that intersection is. I don't see any widening out.

MR. MYLCHREEST:

You mean down here? There's a 50 foot intersection at that point.

CHAIRMAN PARISI:

Anymore questions of the Commission at this point? Is there anything furthur to present, Jack?

ATTORNEY CARTELLI:

Not at this time, but if there are any questions we'd be happy to answer them.

CHAIRMAN PARISI:

Is there anyone who wishes to speak in favor of this proposal at this time? Is there anyone who wishes to speak in opposition or who has any questions?

ED BOGDEN:

My name is Ed Bogden and I live at 110 Country Club Road, directly opposite the proposed subdivision. Some of the items that Mr. Cartelli brought up tonight are a bit disturbing to me. Number one, he stated that there were 200 building lots here. Now in actuality I think that perhaps 15 or so of those acres, of those supposed 70 acres are Inland/Wetland that can not under any circumstances be built on. Some of it I believe on top of the hill is where a power line passes and that certainly can't be built on. Also he mentioned here tonight that this particular Commission is charged only with regulating Planning and Zoning as such. Does this mean that the Planning and Zoning Commission has no power to say no. That is kind of disturbing to me in view of the fact that your here supposedly representing the community, representing the City of Middletown as such. He mentioned the topography. I believe the high point there is almost 500 feet, I'll come back to that. He also mentioned Mr. Knox is a residential builder of high quality. I happen to be in the Insurance and Real Estate business and have a little know how of talking to some of these developers from various towns. Mr. Knox is from Meriden, and I've checked with various developers there and surprising enough no one even knows him, let alone of him, and what he's built. If he has done building along the shore line how many homes has he in actually, has he constructed? Has is six, forty, a hundred. I think this commission should find this information out. I mentioned that because again the topography of this land. If any of you know the history of this land, it has been for sale for approximately 15 years. It has been presented to just about every major developer, in and around this area. Some of them are very successful developers in this City of Middletown. I have had an occasion to talk to some of these developers who have told me the same thing. I wouldn't touch that with a ten foot pole because of the topography. Now what are we going to be faced with if buildings do get started there with the developer not knowing exactly what he is doing. And along those lines I did a little study the comment was made here tonight that Middletown was in bad need of additional housing. In 1968 this commission granted Wesleyan Hills, a subdivision of 11 hundred units to date 285 of those units have been completed leaving a balance of 850 to be completed. In 1970 Westlake was granted 33 hundred units, 1,306 have been completed leaving 1,994. In 1971, Cedar Village was granted by the P & Z, 160 units, 59 have been built, 101 remaining. In 1973 we had Willow Hill with 88 units, 15 have been built, 73 remain. For a total of 4,711 authorized units 16,090 have been completed for remaining 3,044. I ask you ladies and gentlemen of the Commission do we need additional housing for the City of Middletown. I grant you some of these condominiums

but buying large a good many of these are individual homes. Some of these that I have mentioned you will recognize as they have gone into bankruptcy on one or two separate occasions. In fact if this development is granted to Mr. Knox are we further jeopardizing these others that already have been granted and that already are in a so-so state right now. Are we going to be doing Mr. Knox a favor by telling him no. Thank you.

CHAIRMAN PARISI:

Thank you Ed. (applause from the Audience).  
Does anyone else wish to speak?

ROBERT SIMMONS:

My name is Robert Simmons and I live at 38 Country Club Road. I live right across the street from these wetlands and this does seem like a lot of homes to build on a mountain side. Mr. Cartelli mentioned that we would be here with problems that are irrelevant about storm sewers systems. To me in my way of thinking this is the issue here. The way they have it now this hill mountain is covered with brush, grass and trees and kind of acts as a buffer and holds back the storm water where it comes in the low lands. When the low lands gets flooded they back up into our adjoining property. My case is a pond that runs over and floods. Many of us have property that is lower than these wetlands and we get flooding conditions. Just as we did Sunday with this storm that we had ... flooding conditions on our property and adjoining property. Now if you want Mr. Knox to strip this hill and pipe it into these wetlands then we are going to have flash floodings on our property and basements, and if he proposes to put ponds here they are suppose to retain the water, but a full pond does not hold water at all. We are the storm sewer system right now because we don't have one. He is going to increase the water in our present system. This same application that he is presenting tonight is the same one he presented to the final session of the Wetlands last year and perhaps you may remember. I recognize some of your faces from last year. He had city water but he didn't have a tank that's up there, but he had planned to pipe it or pump it and sewers have always been there, so the only thing he has done is move the road. And the Wetland Commission did not approve this. The reason it was turned down by the Wetlands if some of you remember, the basic reason was there were no guarantee that it would not cause flooding to the wetlands and adjoining properties and there was no guarantee that it wouldn't protect people who were to buy property in the future. Just as Mr. & Mrs (inaudible) just bought the house at the base of this mountain. Mr. Cartelli was instrumental

in the sale of there property and these people are spending thousands of dollars fixing this house up, they have this low land on three sides. What protection are you going to give them? It seems to me this is irrelevant to the Commission and the wetlands gave us the protection and we are asking you to protect us too on this. Thank you.

APPLAUSE BY AUDIENCE

AL ORGANEK :

My name is Al Organek, and I live at 169 Country Club Road. This project is going to be in my back yard. I already have problems and this project isn't off the ground yet. Now, when they started to build the water tower up in the back there, there was a grader that went up there, lifted some big roots and then the rain started, it came down those ruts from that mountain side, came right down these ruts, stayed right near my back yard and went over my cellar into my flower beds washed down stones and send and everything and I think now you could increase the situation by doing what you are doing. Mr. Opalacz told me that..... (inaudible) One day it was raining hard and I couldn't control it so I called the Police and they came up there and they said they would contact the city, so the city emergency department came out there with a bulldozer and dug up a big trench right across the ruts that started the water fall like a river towards Mr. Simmons place. So that alleviate the situation temporarily but then when it froze up it started all over again, so thats why I'm here tonight to tell you . Mr. Opalacz told me to bring down the... inaudible.....I've gotten up at four O'clock in the morning when it started raining to dig trenches to keep the water from my house, now I don't think .....and do all this work and Mr. Opalacz told me to bring down my bills and submit them to the City, which I did. Now I've had proof that the Police were out there and the City, and they have seen the situation and now I leave it up to you.

<sup>1</sup>  
FRANK JAKUBLEC :

My name is Frank Jakublec and I live at 196 Country Club Road almost directly across the proposed subdivision. The statement made by the proposer was to the effect that this subdivision is in keeping with the general area. Lots of less than one half acre are not in keeping with the general area. Most of the lots there are an acre or larger. I submit that this town does not need another subdivision of houses of less than one acre. Thank you.

APPLAUSE FROM THE AUDIENCE

NEIL SMOLLEN:

My name is Neil Smollen and I live on Ballfall Rd. I've been here for fifty years in this territory. I have patrolled this area as a constable.....and they tell me ....a half acre of wetland ...was wet. You have at least 14 or 15 acres on the Sisk Road side and about 300.....of wetland on the Ballfall side.....of wetland, on Country Club Road you got half wetland, and that goes about 400 feet in, and Sisk side you got about 400 feet wetland. Now on top of the hill, you have high tension wires, power lines, now that takes about 4 acres. Now he's telling me he has 70 acres, now you deduct 16 acres from 70 and you have 54.....now how in hell can you build on 120 acres 120 houses....as small as half acres. I don't believe it, you can't build 120 houses on that lot. Spring water runs through that property year round and I don't care how dry it is Ballfall Road side....(inaudible) There are springs in that area, on Sisk side road there's springs on Country Club Road. So I say gentlemen of the Planning and Zoning I would like to have that stopped.

DON RIXON:

Don Rixon of 74 Country Club Road. Two points I would like the Commission to consider. First is a subdivision of this size....will bring children into the area. I'm in favor of children but it would turn Moody School practically into a walking school. There is no provision at this particular time for sidewalks to get the children from this subdivision or any house in the area up to Moody School. I would be very concerned about this particularly as Mr. Knox pointed out what the line of site problem at the top of the hill. I would be very seriously concerned about this. The other factor which I'd like the Commission to consider is Country Club Road itself. As many of you have driven Country Club Road you realize it is not a straight arrow type of road and there are at least two potential traffic hazards spots on that road. One of those hazards spots happens to be right in front of my house at 74 Country Club Road in which Country Club Road takes a very wide turn. It has been a spot of numerous accidents. If you were to put a subdivision of this size in that particular area I don't see how you can do it without the City given it some very serious consideration as to how they would handle the increase traffic between the corner of East Street and up to Moody School. Those are two very serious considerations. Thank you.

F. SPALLONE:

My name is Fern Spallone and I live at 56 East Street.

I too am concerned about the traffic situation. (inaudible) one egress and ingress in the development and with the congestion this would cause it would be a serious problem. I am mostly concerned about the retention pond.....about four house down from the corner of Westfield and Ballfall Road, Country Club Road on the corner of Meadowood and East Street. The water comes down through the East Street culvert and crosses in front of my property....(Inaudible) through the right hand side of my property also through Mr. (inaudible) property which is adjacent to my property. It goes ....(inaudible) driveway through a small culvert and the culvert is about a 2 and a half (2 1/2) foot diameter. Now I don't see how when that retention pond gets full and starts over flooding. Right now it gets, when it gets full it backs up and gets in my basement. If anybody is concerned they can come down and take a look at it, I'll be glad to explain it to them. Mr. (Inaudible) wife has the Flu so he couldn't be here tonight. Thank you.

CHAIRMAN PARISI:

Thank you Mr. Spallone.

PETER FRENZEL:

My name is Peter Frenzel and I live at or on the corner of Ballfall Road or East Street and Westfield Street or Country Club Road. For those of you who are not familiar with the area, Westfield Street is a continuation of Country Club Road or if you look at it from the other point of view, Country Club Road is a continuation of Westfield Street. I think I will suffer from many of the problems which have been projected here by many of the dwellers on Country Club Road, and I do have a problem with flooding in my celler as many other people do there. I think I will stand however to suffer more..... from the traffic which tends to pile up at that particular corner. Now I have talked to government officials in the past about the traffic problem on Westfield Street and the only solution they think is a good one is to widen the street or make it into a four lane highway. With the amount of kids and families, it is a residential area, that is certainly the last thing I want to see or I think our neighbors want to see.. In the morning and in the evening there's sometimes 15, 17 or even I have counted 20 once, cars waiting at the intersection of Country Club Road and East Street or Ballfall Road. This is essentially a health hazard to those who are in the vicinity. The concentrations of.....(inaudible) in the air as you know can be..... particularly over a long period of time severely damaging to the lungs. I'd like to ask a question and I hope this will be answered, or I hope it will be made public in the

coarse of your discussions over the next few weeks. A hundred foot frontage doesn't mean anything to me, but I would just like to ask, what these lots are in acres, are they a quarter of an acre(1/4), are they an eighth acre (1/8) are they a half acre(1/2) or what the range is. I think it will be a little more comprehensible to some of us. I would also think that you would want to go with the reputation of the builder with much greater degree. Attorney Cartelli didn't seem to know where the builder had built, in Madison, in Guilford or Branford. Mr. Bogden has already told you no one in Meriden seems to know too much about him, and I think it would be a very wise idea to see if you can find out what his past record has been. I don't know what the Westfield Fire Dept. is going to say about any kind of cul-de-sac there. They tend to look rather dimly on that kind of arrangement. Thank you

CHAIRMAN PARISI:

Does anyone else wish to speak?  
George what do you have?

MR. REIF:

We have comments from several departments. We are not going to find out what the Westfield Fire Dept. is going to tell us, they haven't told us yet, but we can hear what the other departments have to say. We'll start with a short one from the Health Dept. It says the City sewer and water are available. Approval is granted for the Knox Subdivision with all dwellings to be connected to above named facilities. Also, an application must be filed to be reviewed for an Inland-Wetland Permit. The water and sewer departments report, we have reviewed the above referenced project and will grant a tentative approval subject to the following comments. 1) Extend the proposed water main to Country Club Road. 2) Enter into an agreement with the Middletown Water and Sewer Department to make provisions for a 12" ductile iron water main (rather than the standard 8" main) to be installed from the 1 million gallon storage tank to Country Club Road. 3) Provide standard plan and profiles for the proposed sanitary sewer system. 4) Provide an as-built plan and profile for water and sanitary sewers prior to issuance of certificates of occupancy. As-built plans to be on reproducible mylars and show mains, manholes, wyes and laterals in accordance with Water and Sewer Department requirements and shall be sealed by a Connecticut registered land surveyor. 5) Incorporate our standard notes:  
a) All sanitary sewers and water mains shall be installed in accordance with City of Middletown specifications and regulations.

b) All connections to existing sanitary sewers shall be water tight at existing wyes or by machined taps.  
c) All connections to existing water mains shall be by machined tap. d) Earth cover over water mains shall not exceed 6' after final grading. e) Special care shall be used wherever water main crosses sanitary sewer. f) Except for crossings a minimum horizontal separation of 10' shall be maintained between sanitary sewer and water mains. - That's the end of the Water and Sewer comments, we have a statement from Public Works Department. This office has reviewed the above referenced subdivision and has the following general comments to offer: 1. Storm sewer structures should be spaced so that the distance between them should not exceed 250 feet. 2. The diversion dikes, as shown on sheet two, should be noted that they are temporary and removal will occur after site work is completed. 3. A check dam should be erected at the terminous of each diversion dike where surface water is discharging into a storm system structure to trap any sediment before entering the system. Let some additional ones along the dikes to act as energy dissipaters when velocities are excessive. 4. Care should be observed to avoid long diagonal crossings where conflicts may occur with other utilities and structure outlets should be redirected when angles between the pipes are less than 90 degrees. 5. More detailed plans of the siltation and sedimentation or detention basins should be submitted before actual construction of same is initiated. We do recognize the vagueness of preliminary plans in certain aspects and these details will be corrected if preliminary approval is granted. In conclusion we must ask an important question, does the developer propose to develop the site and sell lots or will he build and sell houses? This is very important since our present practice of withholding certificates of occupancy cannot be utilized and the bonding method initiated instead. It is signed by John C. O'Brien Director of Public Works. That is all of the departments we have heard from. We haven't heard from the Police Department and from the Fire Department.

CHAIRMAN PARISI :

Do any of the Commissioners have any questions or comments?

COMM. SHAW :

I think in response to Mr. Frenzel question, the minimum size lot would be 3/8 of an acre or roughly that, 15,000 square feet it comes out to, approximately 3/8 of an acre.

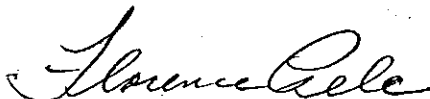
CHAIRMAN PARISI :

Any other comments or questions?

Does anyone else from the public wish to make a  
comment in relative to this application?

If not we will close this Public Hearing.

PAUL P. PARISI, CHAIRMAN  
PLANNING AND ZONING COMMISSION

  
Florence Pelc  
Transcribing Secretary

APPROVED AT MEETING OF-----