

COMMISSION ON THE CITY PLAN AND ZONING - PUBLIC HEARING - WEDNESDAY -  
JANUARY 12, 1972 - 7:30 P.M. - MUNICIPAL BUILDING - COUNCIL CHAMBER -  
DEKOVEN DRIVE - MIDDLETOWN, CONNECTICUT

Edward F. Button, Chairman  
Robert F. Chamberlain, Vice-Chairman  
Seb Passanesi, Acting Secretary  
Joseph Otfinoski, Alternate acting for  
Ralph/Shaw  
Frederick Congdon, Alternate acting for  
David Mylchreest  
David Mylchreest arrived before the  
closing of the hearing.

COMMISSION  
MEMBERS PRESENT

Ralph/Shaw  
Salvatore Lisitano, Alternate

COMMISSION  
MEMBERS ABSENT

George A. Reif, Director  
William M. Kuehn, Ass't. Planner  
Althea Rinaldi, Recording Secretary

STAFF MEMBERS

Irving Shaprio, associated with Meadowbrook  
Conv. Home; Mrs. Janee Sweeney, Young Parents  
Association Agency; Frank Opalacz, Director  
of Water & Sewer; Rod Hewitt, Project Engi-  
neer, Souther Engineering Co.; Erwin Kelsey,  
Conservation Comm.; Sherman Beinhorn, reporter,  
Middletown Press. Approx. 10 members of the  
public at large.

OTHERS

The hearing began at 7:30 P.M.

CHM. BUTTON:

I hereby open this hearing and immediately  
recess for five (5) minutes or until twenty (20)  
of until some of the Commissioners get here.

HEARING RECESSED  
FOR A FEW MINUTES

I hereby open the hearing now. Until Mr.  
Mylchreest shows up Mr. Congdon will sit in his  
place but if Mr. Mylchreest shows up in the  
middle of the item he will continue to sit until  
the item is finished. Mr. Otfinoski will sit  
for Mr. Shaw unless until---the same conditions  
if Mr. Shaw shows up. Mr. Secretary will you  
kindly read the call to the hearing.

HEARING REOPENED  
ACTING APPOINTMENTS

SEC'Y. PASSANESI:

THE MIDDLETOWN COMMISSION ON THE CITY PLAN  
AND ZONING WILL HOLD A PUBLIC HEARING ON  
JANUARY 12, 1972, STARTING AT 7:30 P.M., IN  
THE COUNCIL CHAMBER, MUNICIPAL BUILDING,  
DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to  
receive and consider:

LEGAL NOTICE

1. Application for proposed subdivision by  
Salvatore DeBari, on Millbrook Road.

DEBARI'S APPLICATION

CHM. BUTTON:

Are their any---

SEC'Y. PASSANESI:

Two items. Two letters. Do you want me to read this one?

To the City Plan Commission  
Municipal Building  
Middletown, Connecticut

RE: Salvatore DeBari  
Millbrook Road

CORRESPONDENCE FROM  
PUBLIC WORKS DEPARTMENT

Gentlemen:

Please be advised that this office has no comments to offer with reference to above named project.

Elevations as shown on map indicate that this site is above any flood plain datum. However, the proximity of a watercourse would indicate that acceptable waterproof-type construction be observed when any building is initiated.

Very truly yours,

John C. O'Brien, Director of Public Works

This is from the Public Works Dept. of Water and Sewer Dept. and it states in the memorandum that;

Water and Sewer available and this is dated January 4, 1972.

Frank Opalacz, Director of Water & Sewer

CORRESPONDENCE FROM  
WATER & SEWER DEPARTMENT

CHM. BUTTON:

Alright, Mr. DeBari or proponents present your subdivision. No one here for Mr. DeBari? Alright George, will you kindly go over this in a hurry.

GEORGE REIF: (Maps being opened)

Mr. DeBari proposing a four lot subdivision on this parcel of land which is located on Millbrook Road. He would have a frontage on each of the lots of at least 100 ft. which is the minimum required in the R-1 Zone if you have water and sewer. One of the lots would--actually Lot #1 would have a frontage of 136 ft. DeBari had this proposal before the Commission on several other occasions. Each time there was some minor problem. At one case it appeared that he had additional land and that is now true. He has corrected the drawing. At one time he did not show the sidewalk which is necessary. Now shows the sidewalk.

CHM. BUTTON:

Alright, now, how does it match up now with our regulations.

GEORGE REIF:

It meets all regulations, He has the required minimum least 15,000 sq. ft. He has at least the required 100 ft. of frontage. He shows the sidewalk he proposed to construct on his lots.

CHM. BUTTON:

Anyone wishes to speak for or against this particular petition? If not, we will then close this item. Go to item #2.

SEC'Y. PASSANESI:

The second item on the agenda is site plan review for Meadowbrook Conv. Home addition located on Washington Street.

MEADOWBROOK CONV.  
HOME APPLICATION

CHM. BUTTON:

Wait a minute, excuse me. Did you have any comments there from Public Works?

GEORGE REIF:

Yes, there are several letters. Here is one from the Health Dept.

SEC'Y. PASSANESI:

From the Health Dept. in memorandum form.  
Department of Health  
Commission on City Plan

CORRESPONDENCE FROM  
HEALTH DEPARTMENT

Meadowbrook Convalescent Home Addition  
Washington Street.

Public water and sanitary sewer is available.  
No other comments.

S. Crescimanno, R.S.

GEORGE REIF:

Public Works Department

SEC'Y. PASSANESI:

City Plan Commission

CORRESPONDENCE FROM  
PUBLIC WORKS DEPARTMENT

Gentlemen:

Please be advised that this office has no objections or comments to offer for the above referenced project, Meadowbrook Conv. Home addition, Washington Street.

John C. O'Brien, Director of Public Works.

That's all.

CHM. BUTTON:

That is all the comments? Alright, now, sir.

IRVING SHAPIRO:

My name is Irving Shapiro, and I'm associated with Meadowbrook Convalescent Home and we are asking for an addition to the nursing home which would be---this addition will be a rest home not a nurses home.

CHM. BUTTON:

Right, have you a copy of the plan. (Maps being opened) Have you been over this George?

GEORGE REIF:

Yes indeed.

CHM. BUTTON:

Do you have any comments to make on it?

GEORGE REIF:

The only thing is there is just one or two dimensions that don't meet the Code Requirements as far as the zoning. As far as the coverage and all the parking they meet all the requirements. By chance we happen to have a map which shows the zones in the Washington Street area. The little pie shape section over here on the left is the current location of the building and this is what they propose to add. This is the outline of the B-2 section. These are the two shopping centers. One opening. This is very important for traffic. It's a problem here on Washington Street as far as the traffic is concerned. This is---their opening---their present opening they come in a little drive here. There's no intention to have an additional opening. It's permitted in the zone.

SEC'Y. PASSANESI:

There would be no problem in the extension of the existing of parking area.

GEORGE REIF:

Right, an example of the problem mentioned is that they have 24 which is a classic dimension. Ours requires 25 ft. It's a matter of some dimension change.

CHM. BUTTON:

It's been brought to their attention?

GEORGE REIF:

No, nothing was brought to their attention because there might have been other things brought out at the hearing.

CHM. BUTTON:

What are the other uses---is that the main thing?

GEORGE REIF:

That's the main thing, nothing other than that.

CHM. BUTTON:

The problem is that they're a foot off on their dimensions for parking.

GEORGE REIF:

Correct, they have the right size, stalls 9X20. Right set back.

SEC'Y. PASSANESI:

Right set backs, percentage of coverage---

CHM. BUTTON:

Alright, anyone wish to make comments on this particular petition. Any comments. Anything further to add.

IRVING SHAPIO:

I have our architect with us if you would like

CHM. BUTTON:

Will you take note of that dimension.

UNIDENTIFIED ARCHITECT:

I'm making note of it. Is that the driveway width?

GEORGE REIF:

It's the driveway width and when you pull out of the parking space.

UNIDENTIFIED ARCHITECT:

That's with---have parking---opposite or to one side.

GEORGE REIF:

Regardless, if there is parking opposite or on one side.

CHM. BUTTON:

Alright, no one has any further comments on this item we'll close this item and proceed to item #3.

SEC'Y. PASSANESI:

Item #3.

Application for the proposed Special Exception for a Day Nursery to be located in the Y.M.C.A. by Young Parents Association Agency.

YOUNG PARENTS ASSOC.  
AGENCY APPLICATION

CHM. BUTTON:

Correspondence.

GEORGE REIF:

We have no correspondence other than the actual letter asking for Special Exception. Mrs. Sweeney is here and probably would be a better source of this letter than anybody else since she was the author of it.

CHM. BUTTON:

No written correspondence. No drawings?

GEORGE REIF:

No comments, no drawings.

CHM. BUTTON:

Alright Mrs. Sweeney.

MRS. SWEENEY:

Dear Members: As Planners for---(Mrs. Sweeney was seated elsewhere and was not heard clearly)

CHM. BUTTON:

Well, please, we want you to be heard so identify yourself and so forth.

MRS. SWEENEY:

My name is Janee Sweeney.  
As Planners for the Young Parents---

CHM. BUTTON:

Where do you live?

MRS. SWEENEY:

I live in Middle Haddam.

CHM. BUTTON:

Middle Haddam. You're representing Young Parents Assistance Program. Alright, go ahead.

MRS. SWEENEY:

As Planners for the Young Parents Assistance Program, organizing a class for young mothers in the Middletown community on "How to Live with your Preschooler."

This class is to be taught by Mrs. Poole, a nursery school educator, and by Dr. Mellons, a pediatrician with the State Department of Health. It is to be held in the YMCA at 100 Crescent Street each Thursday afternoon from 3-5 P.M.

I would like your permission to establish an infant day care center in this building in order that my program can provide baby sitting for these mothers while they are in class.

Sincerely,  
(Mrs.) Janee Sweeney

CORRESPONDENCE READ BY  
MRS. JANE SWEENEY

CHM. BUTTON:

Alright, you have the necessary State permits and etc.

MRS. SWEENEY:

Yes I believe I will have them---

CHM. BUTTON:

You will have them. You will have to bring them in so that the Planning Director can see them and record them. Anything else you wish to add? Alright, is there anyone else here wish to speak on this particular matter? Anyone on the Commission have any questions?

COMM. CHAMBERLAIN:

Haven't they already got a day nursery at the YMCA?

MRS. SWEENEY:

Yes.

COMM. CHAMBERLAIN:

What hours do run? Do you know?

MRS. SWEENEY:

I believe 8 to 5 or 9 to 5.

COMM. CHAMBERLAIN:

And you're going to be <sup>there</sup> from 3 to 5.

MRS. SWEENEY:

Yes.

COMM. CHAMBERLAIN:

It will be overlapping then, with them also.

MRS. SWEENEY:

But our plans are to be upstairs (inaudible trucks going by).

CHM. BUTTON:

Any other questions? Any comments? Now close this item. Item #4.

SEC'Y. PASSANESI:

Item #4 reads.

Review of the proposed Middletown Water Pollution Abatement facility, located off River Road, submitted by the Water & Sewer Department.

WATER & SEWER APPLICATION  
MIDDLETOWN WATER  
POLLUTION ABATEMENT  
FACILITY

CHM. BUTTON:

Written correspondence.

GEORGE REIF:

We do not have any correspondence other than

the letter from the Water & Sewer Department.

SEC'Y. PASSANESI:

Do you want this read into the records?

CHM. BUTTON:

Certainly.

SEC'Y. PASSANESI:

This is from the Middletown Water & Sewer  
Dept.

Commission on the City Plan  
Municipal Building  
Middletown, Connecticut

CORRESPONDENCE FROM  
WATER & SEWER DEPARTMENT

Gentlemen:

We enclose site plans for the Middletown  
Pollution Abatement facility off River Road.  
This project will necessitate the acquisition  
of land presently owned by William R. Peterson  
Oil Co. and the placement of fill in a Flood  
Plain area.

Your cooperation and expediting this matter  
will be appreciated.

Very truly yours,  
Middletown Water & Sewer Dept.  
Frank J. Opalacz, Director

Enc. Site Plans Copy of Approved from  
Environmental Protection Dept.  
of the State of Connecticut.

You want this too?

CHM. BUTTON:

Yes.

SEC'Y. PASSANESI:

This is from the State of Connecticut to the  
City of Middletown, Connecticut.

CORRESPONDENCE FROM  
CHARLES B. BACON, CHM.  
WATER COMM. & SEWER  
AUTHORITY

Gentlemen:

The City of Middletown is hereby authorized  
to fill and back fill the site of the proposed  
Kennedy Meadows Sewage Treatment Plant to an  
elevation of 24 ft. in accordance with plans  
and specifications prepared by the Henry  
Souther Engineering Co. and filled with this  
department on Oct. 4, 1971.

Upon verification that the facilities hereby  
approved have been constructed in accordance  
with the plans and specifications submitted, a  
letter acknowledging partial compliance with

the terms of the Department of Environmental Protection's ORDER No. 74 will be issued.

Very truly yours,  
Merwin E. Hupfer  
Division Engineer  
Water Pollution Control

CHM. BUTTON:

Thank you, alright, Mr. Opalacz.

FRANK OPALACZ:

Mr. Chairman and members of the Commission I'm Frank Opalacz, the Director of Water & Sewer and I'm appearing in support of this request for approval of our new treatment plant site. This project is the combination of an order that was issued to the City some two years ago where they directed the City of Middletown to update their sewage treatment plant. Our plant furnishes primary treatment only. It is not big enough so this updated plant will provide us with a secondary treatment. It will be carried doubled. The capacity what we need now and then with it has provisions to be enlarged so that we will have adequate capacity going into the next century, we hope. This I might say, most of this project will be paid out of State and Federal funds. We have to wait until we got this permission from the Water Resources Commission which was read there and according to your Code. After that secured, we were to come to you people. So time is getting to be a factor now. If we are able to fill this property before the spring freshet, than we will be able to continue and perhaps put a building come next summer. Otherwise, we might be delayed until next fall. This plant when completed will take care all of Middletown with the exception of the Newfield and the Westfield areas. Probably I might just explain a little bit. By the New Britain Road, Route 72 and Washington Street to Westfield everything outside of that portion will be going into the Mattabasset sewer. It's being done now. The rest of Middletown will be going to this new plant. I have with me the Project Engineer, of the Henry Souther Engineering Co. If there is any technical questions you gentlemen would like to ask we would be glad to answer them.

COMM. CHAMBERLAIN:

I'm assuming the only place you can put this is because it has got to be near the other one.

FRANK OPALACZ:

No, because the---well all the---first of all, unless you would want the to pump the sewage somewhere its got to be at the lowest place in town. This is the lowest place. All the piping is headed in that direction then it

has to be near a large river near where to receive this effluent. In other words, once this effluent goes through our processing it has to be discharged into the Mattabassett or anything like that. In fact that's one of the reasons that New Britain have to put up their plant here at the Mattabassett all the way down here in Cromwell because it's for the dilution fact and that's another reason why East Hampton has such a problem now trying to find that they have no place to dump it. They were not permitted into a small stream. It's got to be a large receiving stream where it will be diluted, sufficiently, so it will not cause any problem.

COMM. CHAMBERLAIN:

This will also take in industrial wastes?

FRANK OPALACZ:

Some---some we'll have to issue a---in other words, that's in the works now where we will specify what industrial waste will be accepted. But then again, even the Mattabassett doesn't accept all industrial wastes. When they first started out they said they would do it but a year later they found out. So they issued orders to all the concerns that used the system that they must use pretreatment. We would no doubt have to do the same thing. You certainly don't accept any acid or things that would kill the bacteria in the treatment process and this will be too, be a type of a plant rather than a chemical type of a plant such as the Mattabassett.

COMM. CONGDON:

How do you plan to hold this fill with piling?

FRANK OPALACZ:

No this will be---the reason they want to put the fill in first that they feel this lowering action will consolidate the deposit and afterwards they'll be able to build over it. They considered putting piling at first and that would have been costlier than this process.

CHM. BUTTON:

Are there other questions for Mr. Opalacz?

SEC'Y. PASSANESI:

Yes, if I may ask if you can come over a---show ---orient me here on this map---explain.

FRANK OPALACZ:

Here is Middletown---coming from Middletown across the bridge and there is Petersons Oil tanks here and we are headed toward Walnut Street. Actually---

SEC'Y. PASSANESI:

Actually you are southeast of that.

FRANK OPALACZ:

We are going south of this, other words to get you oriented here---it's as soon as you go over the little bridge where we had the major break there two or three years ago---so you get over the bridge, the tanks are on the left hand side. It is right past the tanks. It is that very low area and by the way when this is complete this will certainly look a lot better than what it does now. Just to give you an idea it will probably look a little like our treatment---our water treatment plant.

SEC'Y. PASSANESI:

Is it going to smell like Cromwell's?

FRANK OPALACZ:

Of course Cromwell's says it doesn't---that theirs does not smell. They claim that it's the boggy and the meadows behind that smell rather than the plant.

SEC'Y. PASSANESI:

I thought it was the plant that smelled.

DON HEWITT:

They should have less smell because it's an aerobic type process with bubbled air.

SEC'Y. PASSANESI:

The answer is---it is not going to smell like Cromwell's. What's the area for future expansion?

FRANK OPALACZ:

We're not going to build over the whole thing. The whole area---

SEC'Y. PASSANESI:

Future---this future---what is the total capacity for the future use.

FRANK OPALACZ:

It's 6 million now.

ROD HEWITT:

Up to 16 million.

FRANK OPALACZ:

We hope we won't have to do that for the say at least the next 15 years. Right now, it's designed for 6 + million gallons a day.

CHIM. BUTTON:

You say for the next 15 years this is big enough!

FRANK OPALACZ:

The 6---The area is big enough to expand to the ultimate 15 million.

CHM. BUTTON:

I think you'll reach the capacity sooner than you think Frank the way this City has been growing in the last 3 or 4 years if it keeps on.

FRANK OPALACZ:

Well some of the growth is going away from us here Mr. Chairman, all of this Westfield, well that's where all our growth is coming now that will not come into this. That will all go into the Mattabasset.

CHM. BUTTON:

Washington Street will go toward the Mattabasset is that right?

FRANK OPALACZ:

Anything north of Washington Street. Actually for the time being will reverse some of the flows that are going in here. Take for instance that the Nejak pumping station, Carabetta pumping station, all of that is pumped over the knoll into this station now. Now when the job that's in the works is completed, this will be re-routed where it slopes it will run toward the Mattabasset so it will relieve some of this going into the City. For the next few years and also I might just say this that even now we discharge perhaps a little over 3 million a day, but a lot of that is still storm water, now, also committed to separate storm and sanitary sewer so as we separate this, will leave more room for further expansion.

CHM. BUTTON:

Good. Alright.

ROD HEWITT:

I might just say when you mentioned about the smell on smoke pollution this will have the latest---foamless cone. They don't expect to have foam coming out of the incinerators stack. It leaves a lot of steam in the air is the latest technology on that.

FRANK OPALACZ:

And will wash down on the pollutants back in this so that we will have all the latest smoke---

CHM. BUTTON:

It should be a pretty clean operating plant.

FRANK OPALACZ:

It should be nice. It should be something good for Middletown.

GEORGE REIF:

There is one other question that keeps coming up that

hasn't come up yet are there any other possible or were there any other possible locations other than this specific one that was selected.

ROD HEWITT:

(Inaudible) this area taken up quite a bit of highway in here and there's a railroad right across here this was---

SEC'Y. PASSANESI:

Had they thought about trying to get this for future expansion, in case they---this area that is left over in here.

ROD HEWITT:

There's really not as much as it appears in there. The drainage here is way on the highway line. Actually way over here the railroad line is in here and this factory goes down here. It looks like there's quite a bit but when you get down near the boundaries it's a very small piece of land.

SEC'Y. PASSANESI:

I'm just worried but what for the future of the City. It might be hemming yourself in for a relatively tight area that for expansion you have no where to go.

FRANK OPALACZ:

And I suppose in the future perhaps this area will be developed. I mean those pretty old factory buildings and by that time will be on the market. (Inaudible) and that's in close proximity of our plans.

CHM. BUTTON:

Well than you gentlemen. Anyone else wish to speak for or against this particular proposal. Mr. Kelsey.

ERWIN KELSEY:

Chairman Button, Commissioners, I Erwin Kelsey, you know it's pretty tough to take issue with a high caliber committee men we have around Sewer and Water Commission in Middletown but this is one time I'm afraid I'm going to have to disagree with them. Probably I have more respect for the river than lot of you do, due to the fact that I've been on the Executive Committee for the Preservation of the Connecticut River Gateway and also for the last---for about 10 years we have ran the River Ramble out of Middletown carrying about 500 people who enjoyed the ride down our beautiful river and up the river. If this goes in I can see river boats coming up the river now with their parties and announcing "we are now coming to the City of Middletown. We have the sewer plant, gas tank farm and a cement plant." That's a beautiful interest. Now the thing is the frontage of the river is there and once you close the doors it's gone forever. If this plan goes in and on the drawing board---at present time being considered is an interchange of 9 and the expansion of 9 which taking the

property north of the cement plant to the north end of pocket have size of the river at the present time. So with the sewer plant and your road this completes the Connecticut River front here. I think I should fight a little more for this and that we have in the past.

There was a question about other areas of course one thing that we really frown on that is an encroaching on a stream or filling of a marsh. I believe these two other locations that's your favorite junk yard and your fill by the old Middletown rubber plant. We know that these plants can operate west of the road and the railroad. We have the Kennedy plant working this way. I see no reason why it cannot put back that way. If a fill of 12 ft. is being put in this area, it is not going to stay with your freshet unless you have piling in the front or a bulkhead. I think that this is one thing that we should take in consideration and I would like to ask your Planning and Zoning Board to table this permit until further study has been made of these other two locations. Thank you.

CHM. BUTTON:

Thank you Mr. Kelsey. Anyone else wish to speak on this issue on this petition. If not, I hereby close the hearing.

*Edward F. Button (A)*

Respectfully submitted,

*Althea Rinaldi*

Althea Rinaldi, Recording Sec'y.

Edward F. Button, Chairman  
Commission on the City Plan  
and Zoning