

Ralph Shaw, II, Chairman, Eric G. Lowry, Vice-Chairman;
Cos Giuffrida, Secretary; Edward J. Kalita, Dr. Christie E.
McLeod, Paul P. Parisi, Robert F. Chamberlain, Thomas E.
Lineberry and Conrad J. Tyaack.

COMMISSION
MEMBERS
PRESENT

Seb Passanesi and George Augustine

ABSENT

Comm. Chamberlain sat for Comm. Passanesi

ACTING MEMBERS

George A. Reif, Director; Althea Rinaldi and Eileen Rogers

STAFF

Phil Bauer, Engineer, Public Works Department; D'Vera Cohn,
Reporter, Middletown Press; Lincoln Millstein, Reporter,
Hartford Courant and approximately 28 members of the public.

OTHERS

CHAIRMAN SHAW

I would like to call this meeting to order. This is a public hearing of the Planning and Zoning Commission. We have two items on the agenda tonight. Before we start with the reading of the call of this meeting, I would first ask that Alternate Commissioner Chamberlain sit for Commissioner Passanesi, who is absent. As we have our public hearing, I will ask our Secretary to read the notice of the meeting - of the individual call. We'll ask the proponent to present the application or the proposal and the commission will ask its questions of the proponent and ask for any other people who are with the applicant to speak. When we're through with those various activities, we'll ask anyone in the audience who wishes to speak for a proposal to speak first. When you do speak, I'll ask you to come forward, identify yourself so that we can get your name for our transcript and then when we're through with those people who are in favor of an application, we'll ask those of you who are opposed to that application to speak and by so doing, we can keep our transcript records in some kind of order and help us to keep notes on what has been said. I'll ask our Secretary to read the notice of this hearing.

On the Agenda for January 12th Public Hearing:

Application by South Green Associates for a Special Exception to permit professional and business offices as an integral part of drive-up banking facility.

PAGES 2 - 8

and

Application by Professional Ambulance Service of Middlesex, Inc. for a special exception to permit an ambulance service on Boston Road.

PAGES 8 - 16

SECRETARY GIUFFRIDA

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING JANUARY 12, 1977, STARTING AT 7:30 P.M. IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DE KOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

Item 1: Application by South Green Associates for a Special Exception to permit professional and business offices as an integral part of a drive-up banking facility at the southeast corner of Church and Hubbard Streets an R-4 zone. SPEC.EXCEP. SOUTH GREEN ASSOC.

CHAIRMAN SHAW

This notice appeared in the Middletown Press on Thursday, December 30th and again on Saturday, January 8th - thus making this a legal notification of this meeting. I'll ask the applicant to speak first. Attorney Gillies-

ATTORNEY PETER GILLIES

This is here again to give you some additional information concerning the application for the special exception for this particular zone (hanging up display map). This is the existing Main St. - South Main St. and this is the existing Church St. as it now is in the City of Middletown. There is proposed a change of that street which would go in this direction and Church St. would be brought down in this manner. Public street is here. This is the tract - an entire tract under development. This portion of the tract, although there is nothing shown on this diagram, is designed for housing for the elderly project. This portion is the part we are addressing this evening. It is to be used for the purpose of a bank facility and also for office structure. The means of ingress and egress under the existing conditions, as they now are, are as follows - It is a one-way street on Hubbard Street, entrance to the bank facility would be up through Hubbard St. coming in in this manner and going out Church St. I would, in passing, point out that with the existing facility there are some six entrances onto Church St. With the development that is envisioned here, there would no longer be those entrances onto Church St. We would only have the one entrance which would be here. Now, in the event there is some, as you are all aware, there is some controversy concerning the relocation of this Church St. and So. Main St. because of the historic district - in the event that that should not take place, that's hypothetically - we don't really think that that is, in fact, a situation which will exist. We do think that the road in, in fact, will be as is shown here; but if it were not, the property - the effect of that would simply be that the property owned by the Redevelopment Agency would extend to this point and the Redevelopment Agency would provide to the developer an extension here to get to the existing Church St. so you could just imagine that this means of egress would be extended here. The same condition would exist, however, in that all of these other curve entries would be eliminated.

COMM. LOWRY

Is this a one-way exit only?

ATTY. GILLIES

Yes. What we envision - and I discussed this with the bank - is that there would be an exit off Church St. to the right and not to the left and the bank has been apprized of this and they are perfectly willing to have that in and indeed see some legitimate

reasons why it ought to be that way. There is one change that we hope to have occur in the future. Whether or not we will be successful, I don't know. We have discussed very briefly with the Police Department, the Traffic Division, the suggestion that Hubbard St. be made a two-way street. This would allow traffic in both directions - ingress and egress - both to the left and to the right. We are aware, and I have discussed this, there is ample width of highway or street to do that. It could be done without any change in the topography of Hubbard St. There is some question, however, that I think might be raised - and simply anticipating it - it hasn't been as yet but it might be - and that is the question: Because of the church property in close proximity to this, whether that would, in any way, affect them. We have thought and would in our proposal to the Commission and I request for such a change, suggest to them that if that, in fact, represented a problem, we would recommend that it be one way on Sundays and two-way the rest of the time. We think that, although the bank has indicated and is prepared to proceed with this maintaining the one-way access as it is now, from a logistical standpoint it is somewhat cumbersome to get here this way simply because it's necessary to come down a street over here and come around and then up and, obviously, it would be easier if you could come in that way and exit and so forth. I think that the matter has been reviewed with the - as the present condition exists - by the different departments within the City and they have indicated no objections to this proposal. I would also point out this - as far as the exit from the facility, there is on the far right a passing lane which would provide for cars to leave this way and not be hindered by either the regular drive-in window or the automatic facility which is going to be here. In other words, if there were cars waiting to do business with the bank, they could simply exit right out the side.

onto Church St. when the development is completed.

CHAIRMAN SHAW no longer be those entrances.

A couple of questions - you've got - you indicated that should Church St. not be moved - as I understood it - that the building would stay in the same place relocation of that

main St. because of the historic district

ATTY. GILLIES be placed, that's hypothetical

Yes, I think that that is, in fact, a situation that

I think that the road in, in fact, will be as

CHAIRMAN SHAW the property - the effect of the

Is there a reason for this? the Redevelopment

to this point and the Redevelopment Agency

ATTY. GILLIES extension here to get to the exit

Well, simply because we hope that, you know, given that we have the approval, Mr. Erichetti is prepared to proceed with the development and the installation. We are tied into a very severe contract with the Redevelopment Agency. After a certain period of time has elapsed from the construction or transfer of this premise, the Erichetti developer will be expected to start construction on this area. Now, if for some reason, this is still in controversy and he has not been able to proceed, it will simply be too late.

CHAIRMAN SHAW

All right, I understand. Why wouldn't you just extend the property right to the street at least rather than just have a right of way

or passages the way you described it. Why wouldn't you just enlarge the parcel to go around the corner?

ATTY. GILLIES

That may be something. That would have to be something to be worked out with the Redevelopment Agency.

CHAIRMAN SHAW

It seems to me you would be isolating a piece on the corner that would be not usable.

ATTY. GILLIES

Well, this would be all planted and grass.

CHAIRMAN SHAW

But it would be isolated from the rest of the large parcel. It properly belongs to that (inaudible word)

ATTY. GILLIES

Yes. We couldn't use it for parking or anything of that nature but, obviously, from the aesthetics and whatever, there would be an effort to at least landscape it in such a way so that it became apparent that the whole thing was one unit.

CHAIRMAN SHAW

OK., The second question is you say that there will only be one entrance or exit on Church St. This probably is not exactly true because we - I would presume that the elderly have to have some kind of exit there - Where is it?

MR. REIF

The only entrance and exit is from a public street.

CHAIRMAN SHAW

And not from South Main either?

MR. REIF

Absolutely not.

CHAIRMAN SHAW

And Hubbard St. continues to be one way?

MR. REIF

Right. That's, of course, the basic problem with this proposal.

CHAIRMAN SHAW

A lot of traffic on a one-way pattern.

ATTY. GILLIES

That's correct and I think that, you know, people - responsible agencies would recognize that and I think the probability of turning that into a two-way street is - you know, I obviously can't speak for the Commission but I would expect that that would be viewed in a favorable light, particularly it would not (inaudible few words - someone coughing) any more than exiting.

CHAIRMAN SHAW

How much parking do you have now?

ATTY. GILLIES

The same amount that is shown here.

CHM. SHAW

I can't see it from here. I can't count them from here.

ATTY. GILLIES

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18.

CHM. SHAW

All right. And those along the south border will be backing into the traffic pattern of people coming in on that or is there space enough to clear that passage?

ATTY. GILLIES

I am not sure.

CHAIRMAN SHAW

People are coming in off of Hubbard St., right? If you're parked in one of those south -

ATTY. GILLIES

This would be a back-in parking (rest of sentence inaudible). I assume.

MR. REIF

No. Pull in and turn into the (rest of sentence - couple of words - inaudible)

CHAIRMAN SHAW

But if you back out -

MR. REIF

You would share that space with people coming in, right.

ATTY. GILLIES

That was one of the reasons that when we first looked at this proposal the information that I had didn't show this means of -

CHAIRMAN SHAW

Yes. You do. You have to have that.

ATTY. GILLIES

It was apparent that we (inaudible word) everybody and their brother up there - had some very irate tenants.

CHAIRMAN SHAW

Well, with the amount of traffic which the South Green office now has with two lanes, which is what you're going to have here - you're not going to have any more lanes, I would envision some problem with people trying to get out of those south side parking places and, you know, Friday afternoons - Friday evenings - things like this - when it's really busy. How many cars can you stack up going up to the drive-in windows?

ATTY. GILLIES
Here?

CHAIRMAN SHAW
Yes.

ATTY. GILLIES
I believe 12 going back and that would put you right in here
and that's a guess, 13 if they're Volkswagons.

CHAIRMAN SHAW
Any questions? George, do you have any comments from agencies?

MR. REIF
The major concern from the different agencies and primarily the
Police Department remains the traffic pattern. They are concerned
about the potential left turn when people enter Church St. - it's an
exit to Church St, and the answer there is they're going to put
up a sign (rest of sentence inaudible)

CHAIRMAN SHAW
They're going - it's tough to get people to go --

ATTY. GILLIES
And we would put it, would expect, and be perfectly acceptable
and indeed the bank encourages it that there be a sign "Right Turn
Only".

CHAIRMAN SHAW
Yes. There's one here off of this lot but people turn left onto
Washington Street all the time. If you get room, people are going
to do it. You can be sure of that, but at least you've got some
intent to direct people.

MR. REIF
And the other traffic problem is that - without making Hubbard St.
a two-way street you're introducing a tremendous amount of traffic
into residential neighborhoods on the other streets.

CHAIRMAN SHAW
Yes. There are --

MR. REIF
Consensus is that in order to make this work, Hubbard St. should be
two way.

CHAIRMAN SHAW
Where does the entrance to the elderly housing to in relationship
to all this?

ATTY. GILLIES
Down here. (pointing to map)

CHAIRMAN SHAW
Where is that in relationship - that's far enough north of - ~~no~~, I'm
trying to picture in relationship to the little street that goes around.
Phil - Help me out.

MR. PHILIP BAUER
Goodyear Avenue?

CHAIRMAN SHAW
Yes.

MR. BAUER
That way - 500 feet away.

CHAIRMAN SHAW
So that you can get onto it and get into Hubbard Street and get into using that. Both driveways is what I'm saying.

MR. BAUER
We don't expect that much traffic in and out of that elderly housing.

CHAIRMAN SHAW
Well, 125 units is going to have some.

MR. REIF
They're not going to have wild parties.

CHAIRMAN SHAW
There's a fair amount of traffic around Sbona Towers with the little buses and things like this. You know, things like this. There's things going in and out all day long.

MR. BAUER
The individual cars are not that many, really.

MR. REIF
That would work better if Hubbard St. was two-way.

CHAIRMAN SHAW
Any other comments? Questions from the Commission?

COMM. KALITA
What do you foresee as the occupants of the professional and business offices?

ATTY. GILLIES
Who or what?

COMM. KALITA
Yes. More or less what kind of traffic they would be generating.

ATTY. GILLIES
Professional, we - and this is envisioned - there's dental office space because there are some dentists and doctors who have indicated some interest. Until they see it, it's hard to say, but that's what they would be (rest of sentence inaudible).

CHAIRMAN SHAW
Is there an elevator in the building?

ATTY. GILLIES
NO.

MR. REIF

That knocks out medical. There's a limit - and it's stated in the Zoning Code - to the type of offices they can have.

COMM. KALITA

I am saying - from a traffic pattern, if you get dental offices in there who schedule an appointment every fifteen minutes -

CHAIRMAN SHAW

Without an elevator (rest of sentence inaudible - 2 talking)

COMM. LOWRY

There's one thing that bothers me - it could be used as a traffic shortcut to avoid a light on the corner there and I'm thinking of the same bank having a branch on Washington St. which is constantly used as a bypass in and out. I was just wondering if eventually the same situation could happen here.

ATTY. GILLIES

I don't really think that that would - we appreciate the problem but I don't think that would happen because it's so awkward. You know, it isn't as though you could cut across and be out. You've got to really do some major gyrations and I don't think that needs to be a problem, or would be.

CHAIRMAN SHAW

Any other questions? Anyone else that you have who wants to speak? George, do you have any more comments? Is there anyone in the audience who wishes to speak in favor of this application? Anyone at all? Is there anyone who wishes to speak in opposition to this application? There being none, I'll close this item and ask the Secretary to read the notice of the second item.

SECRETARY GIUFFRIDA

Item 2: Application by Professional Ambulance Service of Middlesex, Inc. for a Special Exception to permit Italian ambulance service at 77 Boston Road, an R-1 zone. What do you
Property owner: Salvatore Mazzotta.
offices?
PROFESSIONAL
AMBULANCE
SERVICE - S.E.
BOSTON ROAD

CHAIRMAN SHAW

Now, this notice - as with the other one -- appeared in the paper on Thursday, December 30th and again on Saturday, January 8th, thereby making it a legal notification of the meeting. You're representing the applicant?

Yes. More or less what kind of traffic they would be generating.

MR. MORTON APPLETON

Ladies and Gentlemen - Members of the Commission: My name is Morton Appleton and I represent the applicant in this matter. We are asking for a special exception to allow the operation of an ambulance service at 77 Boston Road. I would like to say at this moment that presently the ambulance service is being operated in the very same zone up the street but in Beverly Road. That would be the premises which are on the corner of Beverly Road and Boston Road. I would like to inform the Commission that we are R2 responder which has been designated by the Office of Emergency Medical Services for this community and several surrounding communities.

At the present time we're operating under a waiver in that we do not have a sufficient garage space for the vehicles - the ambulance vehicles. One of the provisions of the regulations of the State of Connecticut - the Office of Emergency Medical Services - is the all the vehicles or ambulance vehicles be garaged when not being used. At the present time, recognizing our problem in finding suitable accommodations, the State of Conn. has allowed us to continue on a waiver basis to operate from the present location without having those vehicles garaged. Now it's a most important thing that they be garaged especially in this cold weather for emergency care - especially heart attack victims. It might take some time to get the vehicle warmed up on an emergency transport, so we feel that we would be upgrading the service and not in any way affecting the general use of the community because - I didn't measure but as an estimate, I believe the present location being in the same zone - the same R-1 zone - is approximately two or three or four tenths of a mile from the proposed location which is on Boston Road; also the path of travel of the ambulances from the present location would take down Boston Road towards Washington St. - I'm sorry.

MR. REIF

Did you prepare any kind of a map or anything rather than wave your hands.

MR. APPLETON

I don't have a map.

MR. REIF

The Planning Office has taken the trouble to help you and here it is. Why don't you use this rather than wave your hands?

MR. APPLETON

I am not that familiar with the general area. Coming from - maybe I can get myself oriented - if this is the proposed site, then Beverly Road is this street right here. All of you can see it and this (inaudible word) be Boston Road and the proposed site is the area which is (inaudible two words) blue lines over here so that our general course of travel to answer emergency and non-emergency calls and I have been informed that approximately 90% of the travel would be down Boston Road to Washington Street and then (inaudible few words) right this way - in this direction, so that I am sure the Commission can see that we would actually be removing ourselves closer to the B-2 zone and there is a present building standing on the premises now which is being used for the storage and operation of a heavy equipment business. There would be no change as far as the physical structure is concerned and reading the ordinance which deals with special exceptions - there are three in number - of course, we would comply with the ordinance as far as size is concerned - with the restriction as far as to size - we do not anticipate any walk-in business. This is not what our purpose is so that advertising from this location is not really very important. It would be a very low-keyed operation. The outward appearance of the building would not change. My estimate is that that building has been there for several decades at least and we would not, in any way, upset the surrounding development or the development of surrounding property, and - as I say,

as far as any of the neighbors are concerned, here, we would actually be shortening our path of travel and the distance we would be travelling on Boston Road would be putting us closer to the Washington Street area. I might say this - in the past four months since Middlesex Ambulance has come into existence, they've made a diligent effort to find suitable accommodations. They're not easy to find. This ambulance service is not subsidized by the community and it's just not feasible to build new accommodations to provide this kind of service. It's economically not possible to (inaudible word) such an enterprize so that this is the first location that seems to be appropriate and the only location so far that has been found. I would like to say that the ambulances themselves, instead of being located outside the house that is now the main office of this organization, the ambulances would be parked inside and it's my estimate that the inside of the building which is presently standing would support five or six vehicles which would also provide space for the personnel who drive to work. They could park most of their cars inside and it's well back from the streetlight. The street, incidentally, as my investigation showed, is well lighted. It's a well-lighted street and I believe there's a streetlight right - almost at the property itself whereas a vehicle coming out of Beverly Road now would have to go through a stop sign and there is a slight bend in the road up from here so that there is a little bit of a traffic hazard at the present location. We feel that a vehicle and an ambulance would be able to enter and leave these premises because the road is wide and fairly straight. You can see (inaudible few words) at this point. This is a request for a special exception - an ambulance service, as I understand it, is a permitted use in any zone. We feel that we would be providing a service for the community - a better service for the community. The building is already there. It's being used at the present time for a heavy equipment and construction outfit. We think it will be a quieter operation. There will be people on the premises 24 hours a day. However, the purpose of the ambulance is not to keep it in the garage. It's to be out there servicing the community so we don't expect - there won't be much in the way of emergencies leading from the premises (inaudible word). That is, the ambulance will be at the hospital or wherever, making pickups or deliveries; however, in the event that there is a call from the premises and it is my understanding that the ambulance would not use its siren or flashing light until it is down towards the main road - Washington Street - they would continue - that is -- there are exceptions, however, when it has been used but certainly that is our -- all these people in through here would be less disturbed if there was any disturbance at all at the proposed location. In that regard, we have a number of signatures who are in favor of this - those in the Beverly Road section in favor of this application. Well, it's a very small street. Beverly Road is a very small street and the houses are very congested. They're almost one on top of another whereas at the proposed location, you don't have that congestion of families. I would imagine that there must be many children along this street. You can see from the plan itself there's one lot right after another. I drove down the street and I could see a number of houses - one right next to another.

CHAIRMAN SHAW

I would like to talk about the site plan a little bit which they've also (inaudible word) for you up in the corner here. I can't discern for sure exactly where that building is on there and what you would plan with things like driveways, parkings, etc.

MR. APPLETON

Well, we have very little need for parking. The ambulance would be garaged when not in use inside.

CHAIRMAN SHAW

How many vehicles do you have?

MR. APPLETON

There would be approximately two vehicles at this location - a minimum of two vehicles - two ambulances and one chair car.

CHAIRMAN SHAW

I thought you were talking about - I see - You said before the building could house four cars.

MR. APPLETON

(inaudible first two words) five or six.

CHAIRMAN SHAW

But you don't have that many; is that what you're saying?

MR. APPLETON

No. We won't have five or six vehicles at this location - no. There will be two and two crews, but the crews won't always be there. I might say this - that there will be no dispatching from this location either. There's a remote tower somewhere else so there wouldn't be any tower or radio antenna. There would be no dispatching from that area. Everything would come in by phone and if the crews are out, there would be nobody there at that time. The phone would be answered at a remote location. We have offices in Wethersfield also that gives all the calls (rest of sentence inaudible)

CHAIRMAN SHAW

Commissioner Kalita?

COMM. KALITA

What's going to happen to the present occupant that's there now?

MR. APPLETON

He will make the premises available for us - do some cleaning up on the inside - remodeling on the inside and we hope to improve the general appearance of the area. Of course, he is going to have to remove his heavy equipment which is presently there now.

CHAIRMAN SHAW

Well, that's the question. Is he leaving the premises?

MR. APPLETON

No. He will not leave the premises in its entirety. I understand he is going to have some equipment but it won't interfere with our business at all.

COMM. KALITA

So that's going to be two businesses in the same building.

MR. APPLETON
Not in our building. We will lease this building.

COMM. KALITA
Yes, but the same property.

MR. APPLETON
Yes, but we have no use for the rest of the property.

COMM. KALITA
Yes, but the entire property is under non-conforming use right now.

MR. APPLETON
That may very well - -

COMM. KALITA
So two parties will be occupying the property.

MR. APPLETON
Well, we are going to lease. (First part of sentence inaudible - two talking)
that there may be, if the present owner wants to park some of his vehicles in
the area which cannot interfere with us, of course, because we must have free
and complete access to the building.

COMM. KALITA
No question

MR. APPLETON
Complete and free and 100% control of the building.

MR. APPLETON
No question; but you're still going to have two businesses or two uses of the
same non-conforming use property.

MR. APPLETON
Well, as I see this plot plan. I don't know how much room is left for whatever
his use may be but our proposed agreement is that we will have an exclusive use
of the building and the property.

CHAIRMAN SHAW
Well, we don't question that for a moment. Commissioner Kalita's only point is
that the property - the total piece of property - will now be used by two
businesses instead of one - not just the building, the whole property. Mr. Parisi?

COMM. PARISI
I just have a little question - not on this - but has a special exception been
granted in the past that the ambulance service is now on Beverly Heights?

I think that's probably a non-conforming situation.

MR. REIF
No record whatsoever of that.

MR. APPLETON
But that will be removed.

MR. REIF

Right. Now we're going to have another location that somebody will claim a non-conforming use can continue where they were currently or are currently located.

CHAIRMAN SHAW

Mr. Chamberlain, do you have a question?

COMM. CHAMBERLAIN

No.

CHAIRMAN SHAW

You looked like you did. Any other questions?

COMM. KALITA

Again - I want to reiterate my question. For the purposes of our consideration, do you confirm that there will be two businesses on the same property?

MR. APPLETON

I cannot make that representation.

COMM. KALITA

You're here under that basis right now.

MR. APPLETON

No, I'm not, and I am not under that impression.

COMM. KALITA

Is Mr. Mazzotta going to leave the premises or he is not? Are you solely leasing the property?

MR. APPLETON

Mr. Kalita, I'll get that answer for you. I'll go over and ask him right now, but it's my understanding that if this commission grants our special exception, we will lease the entire building which will be our exclusive - for our business - and must have complete access to this building for ingress and egress. Now, if there's any other land around there where he might park some vehicles, we have no objection to that as a lessee. We have no objections as long as it doesn't interfere with our business and that doesn't leave him very much room. I can say that for what I see. Certainly he has nothing in the building, and that's where -- I went by there this evening and that's where his equipment was. It's in the building. ~~not just the building, the whole property, 10, Paris St~~

COMM. KALITA

My concern is the fact that you've still got two businesses on the same property of the same non-conforming use.

MR. APPLETON

Well, my understanding is that we would be -- we are requesting a special exception which is not a -- which is not a prohibited use. This is a permitted use with a special exception. We would also, by the same token, be removing an ambulance service which I would think (inaudible word) not because it's an ambulance service but any business which is on Beverly Road - it's a highly congested street - I think we would be performing a service by removing that congestion and there must be children and families - to a place which is much more open and much more accessible.

CHAIRMAN SHAW

Are there any special facilities on Beverly Heights now for this operation?

MR. APPLETON

I am not sure I understand you.

CHAIRMAN SHAW

Well, are you - is it just a house out of which you're operating or is there a special garage there?

MR. APPLETON

Yes, Mr. Shaw, that's one of the things that makes this a desirable location for us. There is a garage with two overhead doors. The building is perfect --

CHAIRMAN SHAW

That's where you're going. I am asking about Beverly Heights. I am not asking about Boston Road.

MR. APPLETON

I'm sorry. Beverly Heights. It is a home and there is a garage in back and I am not sure whether or not the garage is available for one - I think only one ambulance. I saw a door in front but it is not suited really. It's really not a suitable location for that type of business because you have a very narrow alley which looks like the neighbors are also parking cars in that area. It's quite congested and this is much more suitable and much more open and much closer to Washington St.

CHAIRMAN SHAW

Any other questions? Do you have anyone else to speak for you?

MR. APPLETON

No. I hope that answers your questions.

CHAIRMAN SHAW

George, do you have any comments to make?

MR. REIF

No. We didn't solicit comments from the departments because this is strictly land use.

CHAIRMAN SHAW

OK. Fine. Thank you very much, Mr. Appleton. Is there anyone present who wishes to speak in favor of this application? Anyone who wishes to speak in favor of it? All right. I'll open the flood gates. Who would like to speak in opposition to this application? Please come forward. You may use the microphone at the end if you'd rather or you may come up here and use this one. I don't care which one you use, identify yourself so that we can get your name on the transcript.

MS. MARGARET CHOWANIEC

I am Margaret Chowaniec and I am representing myself and the entire neighborhood. We would like to go on record as opposing the application of Professional Ambulance for a special exception to permit ambulance service service at 77 Boston Road, an R-1 zone. We recently held a meeting attended by the residents of the area and, being mostly elderly or comparatively new homeowners, we are not in a financial position to retain legal counsel. Therefore, we request your patience as we oppose this petition as private citizens.

I, at this time, would like to present a petition containing 91 names of the area residents in opposition to this change. The neighborhood is made up of single family residences in the price range of \$30,000 - \$45,000. Within the past two years, two new streets were developed and younger people have made their first real estate investment and a change of this zone would be a disappointment in their faith of City government. I have some pictures to show the existing neighborhood and, despite the snow, you can see how well the properties are being maintained. If the Commission were to drive Boston Road from Washington St. - the Middletown town line - the only neglected area is the property in question. The comparison between the areas is quite obvious in these pictures I am now presenting. The area at present is quite congested and bringing in more vehicles, both commercial and private, will magnify an already bad situation and would soon lead to a deterioration of the surrounding properties. I am sure the Commission is aware of the Washington St. traffic and the fact that there is five stop lights between West St. and Caldor's which back cars up in both directions. We feel this is not the proper location for a 24 hour ambulance service. Thank you.

CHAIRMAN SHAW

Thank you. Is there anyone else who wishes to speak in opposition?

MR. BERNARD CHOWANIEC

My name is Bernard Chowaniec. I happen to live next to this building in question. I think over a year ago these people were notified that these vehicles had to be under cover, so they can't say they didn't have sufficient time to find it, and they said 90% of the calls go south on Boston Road. Well, they ought to go up to the north end and ask the people up there how many times they see the ambulance going up the other way. Doesn't make sense if they got to make a pick-up or something from Sutton Towers on up to come south on Washington St. and go up. You have to go up Boston Road, up George Street, and then - and they say there won't be much more traffic. With the little set-up there is there now, you'd be surprised how many times you're out there and there's people looking to pay bills which draws extra traffic looking for Beverly Heights. They also said that they would probably take the whole building over so that's five or six ambulances now - that could mean eight or ten if they need them. The business that's there - I think from the pictures you could see - it certainly hasn't increased the beauty of the area and I think the granting of a variance to these people is strictly against all our wishes in the area. That's all I have to say. Thank you.

CHAIRMAN SHAW

Thank you. Is there anyone else who wishes to speak?

MS. CHERYL WASHBURN

My name is Cheryl Washburn. I am a resident of 88 Boston Road - I live across the street from the proposed (inaudible 2 words) ambulance service. I would like to say that the service that we have there now - a construction company - makes little noise. Maybe half hour in the morning; half hour in the evening. We're talking now of an ambulance service running 24 hours a day, 7 days a week. Those doors would have to open and close. Thank you.

CHAIRMAN SHAW

Thank you. Is there anyone else who wishes to speak. Anyone at all? Hearing none, I will declare this portion of the meeting closed. It draws to a close the public hearing portion of our meeting and we will go on to our regular public meeting.

Eileen Rogers

Eileen Rogers
Transcribing Secretary

Ralph Shaw, II, Chairman
Planning & Zoning Commission

APPROVED:

R. H. Shaw II
at meeting of January 26, 1977