

COMMISSION ON THE CITY PLAN - PUBLIC HEARING - JANUARY 24, 1957

PRESENT: Chairman I. Robert Traverse  
Arthur Dillon  
James Higgins  
Seb. J. Passanesi  
Mayor Harry T. Clew

ALSO PRESENT: Dr. G. Albert Hill, Director of Redevelopment  
Attorney Walter D. Briggs, Corporation Counsel

The Chairman opened the public hearing in the Council Chambers at 7:40 P.M., after waiting a short while to see if others might appear.

The petition on the Agenda was that of MAROMAS REALTY, INC. who seeks to include in "Commercial Zones - Second Taxing District" the following described land:

An area of land on the north side of Maromas Road and River Road, containing 23 acres, more or less, and bounded and described as follows:

Northerly by land of the Hartford Electric Light Company and land of the United States of America, partly by each;  
Easterly by land of Gladys M. Exman;  
Southerly by Maromas Road and River Road, partly by each, in all approximately 700 feet; and  
Westerly by land of Mary P. Johnson and land of Marion J. Pokorney, partly by each.

Attorney Aaron J. Palmer, counsel for the petitioner: This petition for a change of zone from residential to commercial concerns a peice of land in Maromas which is shown on this map (pointed out Maromas Road and River Road). Canel is on the back of this property if River Road is considered the front. Approximately 23 acres are concerned. Since the petition was filed, there was one change and that is that the State Highway Department has purchased a small piece in the comer (pointed it out), to be used for the access road. (showed the State Highway map). They are taking a .16 of an acre but it is important for you to know that they are taking 151 feet on River Road, so you better deduct 151 feet from our frontage. The Highway Department took it as 151 feet more or less. (presented a copy of the State Highway Department deed). That is going to be a new access road. We saved a right of access. We had nothing to do; they would take it anyhow.

Traverse: How deep is it.

Palmer: It runs across it. 95 feet on the north east; on the south east 151 feet; on the west 161 feet more or less.

Briggs: What is the property on the comer in relation to this.

Palmer: It is the Hannaford property.

Palmer: Gentlemen, we do not have blueprints or designs to show you what we expect to do. The property is, by virtue of its location, a very traveled highway. It has potential commercial value which we would like to exploit which would be for the good of the community. The services which will be made available will be good for the community. We do not have any detailed plans to present. Primarily, it is intended for the major patronage of the Canel but it is also open to the general public. It is not expected that people in Middletown would go down there for this purpose.

Passanesi: Is there now a commercial thing there.

Palmer: There is, but apparently it is not authorized, non-conforming use. No record of it.

Traverse: It cannot be zoned commercial; it must be non-conforming.

Palmer: It has been there for years. It must go back at least to 1927 to be a legal non-conforming. I do not think it has been there since then. But at least 15 years. It apparently, until now, served a sparsely-populated area. I do not get there much, but I do know of it. It is not conditioned upon this permit or change of zone.

Traverse: You do not want to build duplex houses or garden-type apartments there?

Palmer: No, I do not think so.

Dillon: How will you resolve the water there.

Fabian: There will not be any contamination. We intend to use wells and will have enough guards. We will be under the restriction of the local department. People use wells there.

Traverse: Do you anticipate sometime a subdivision or anything so that we would expect to see you again.

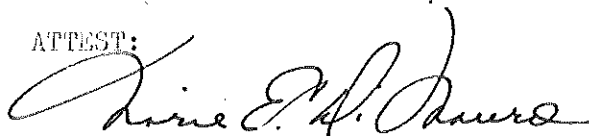
Palmer: This is not for (?) conventional houses. I have used that phrase very carefully.

Traverse: As far as you are concerned, you do not anticipate a subdivision.

Palmer: Granted no lots will be sold. If this Board grants this petition and authorizes a change of zone, you will not be bothered again in connection with this property.

Chairman Traverse called for further comments either in opposition or in favor of this petition; there being none, and no new evidence, the public hearing was adjourned at 8:00 P.M.

ATTEST:



MARIE E. DIMAURO, SECRETARY