

we are talking about?

CHM. BUTTON: That's correct. You said in the general area. Give me your street.

MR. HOLLMAN: Sand Hill Road, that is.

CHM. BUTTON: Alright.

MR. HOLLMAN: Right in South Farms. Now, from what I read in the paper there were to be four hundred eighty (480) units. Is this also correct? This was not mentioned, but if this is correct, this means putting about ten (10) units per acre, which from what I can visualize right now is going to be one large motel. Now if this is what we have planned in this area, I think we are quite a bit off base.

DENSITY TOO HIGH

I believe it should be developed, the area can be developed, but I can recall just a few years ago hashing this out as to why this particular area should be R-1 and not R-2 and at that time many of you gentlemen who are sitting right here hashed this thing around as to what this particular area should be. I am opposed to any change being made in this area at this time.

CHM. BUTTON: Thank you very much. Next. You will have to excuse my voice folks, I have had a sore throat and have a little trouble talking.

MR. LEE: My name is Irving Lee and I live on Chamberlain Road. I am representing myself and my mother who owns the fifty (50) adjacent acres south of the proposed forty (40) acre land and I can't see how a zone change with the proposed sewerage that we are talking about will help fill the area. I think if we stay in R-1 and leave it with the sewerage to take care of it.

RETAIN R-1 ZONE

Now suppose they change it to R-2 and make it. What does my mother do with her fifty (50) acres? Have to go through a zoning change. Then what happens to Mr. Hubbard who has God knows how many acres? Does he have to go to R-2. Would you build a house next to a crowded area like this one on a 15,000 foot lot? No.

EFFECTS NEIGHBORING PROPERTIES

The farming... the animals won't be there any more because of the large area. We know that. We know you have to have housing but to crowd in an area which will use up the public facilities, just shouldn't be. Not for what they are made in that area. So I just can't see why it should be that way and my mother I know doesn't either. My brothers either, who are here.

CHM. BUTTON: Alright. Next please.

MR. HARRIS: Mr. Chairman. Charles Harris from up on Chamberlain Road. And not too many years ago I stood in the same spot and got in a little bit of trouble with the microphone and recorder over this same plot and tonight for some reason or another we seem to take for granted which to me is one of the major factors which should determine land use. What do we do with surface water?

SURFACE WATER

The gentleman has explained how its going to drain into a brook. One on Millbrook Road toward that side, the old Sumner Creek and the one in back of the present property. And if I understood properly, are we talking about roughly 30% of the total area will be left in an unpaved condition? And about 75% be either (inaudible) or paved? (Inaudible) water rights to water that crosses an owners property for his use only. It is not for pollution and it is not for drainage and none of us have a right to change the water level or water table and price a property below where this water empties in.

DRAINAGE

The State of Connecticut has seen fit over on Route 2 and some of these other roads, there is talk of building these large sand catch basins to filter and purify the water before it even goes off into the land itself to be absorbed. I am well aware of the topography of that piece of property and unless somebody moves mountains, the only part of it that is not going to be developed is the crowns and peaks.

This water normally ran off down the other parts that you intend to pave. I very strongly resist any change in that from an R-1 to an R-2 zone or for this type of development and I think that severe consideration should be given to the property owners that are on the bottom of this creek or brook on its meandering way to the Connecticut River.

More appropriately, I think if you want to get rid of the surface water for that type of a development, it behooves you, the developers, to pipe it, right clean to the Connecticut River. Don't dump it in somebody else's backyard.

We heard a lot here tonight about homes and the need for homes. There is a definite need for homes, but why pave untold acres and then decide what you are going to do with the water. No one has explained to me tonight appropriately and as far as I am concerned and

in my mind what is going to happen to the water that is going to come from that place.

And as far as the traffic. Those roads will not handle existing traffic, meaning school busses, concrete trucks or any other construction trucks. Wilcox Road, two vehicles cannot pass without the danger of slipping into the gutter. I would like to be there when they do it.

POOR ROAD
CONDITIONS

I traverse to Chauncey Road every day both away and back to home. Right now on Chauncey Road and Jack O'Brien has tried to do a good job of preventing it, we have severe overflow and spill from the same property that is running across Chauncey Road and tonight on my way in, a little bit in a hurry, a wang-bang and it could very well have been an accident because of the frozen overflow on that road.

OVERFLOW ON ROAD

So for these reasons and I can't understand property owners in this area why they have to continually come before this Commission. The zone has been set and accepted and there I think it should stay. Thank you.

MR. BUTTON: You are welcome. Next. But one remark about people coming before the Commission. As long as people want to put up their money to put in for a petition, everyone has that right. The Planning Commission doesn't plan this. Everyone has the right to his day in court and that's why you have a Planning Commission and we can't preclude that.

MR. HARRIS: One quick question then. In other words when these zones are set and we all agree that they are acceptable to all concerned parties, actually then it is merely a piece of paper to a point that at any one time anyone can appeal this. Is this what you are saying.

CHM. BUTTON: Not exactly, but I won't contend it. Next.

MR. RENESON: I am Ted Reneson. I live on Saybrook Road. I have a great deal of confidence in the wisdom and good judgement of this Commission. I am not a bit afraid of them. I do question only one thing. If you do begin to change the zone out there will you set a precedent. This is the old nibbling game. First one man comes in an nibbles a bit. This opens the door for the next man.

SET PRECEDENT

There will be somebody here again to change the zone again. And this erodes the entire Planning as it has been set up to this point. We have a good plan. Every-

body is very well satisfied. Here are the people to prove it. This is the only thing I have to say. I will make it short and sweet. I thank you all.

MR. SCHULTZ: My name is Heber Schultz and I live on the corner of Wilcox and Chauncey Road and I lived there for more than twenty-five (25) years and the drainage of the surface water has been something terrific. In fact, I have a lake if anybody would drive by there in the spring of the year can tell you.

That water is two feet deep. There is no way to deal with it at all and I have never been able to get any kind of relief for it and I am still concerned with the drainage from off the side hill. Every bit of it comes off and flows through my property. It is the only exit it has. It cuts across my property and goes into a wet basin and down Wilcox Road.

DRAINAGE PROBLEM

And also a gentleman spoke about the width of Wilcox Road. It is just about all one car can do to get through there most of the time, particularly in the winter time. And it is going to need a lot of road improvement to be done. Wilcox Road is definitely...

NARROW ROADS

CHM. BUTTON: Would you point out the location of your property on that map?

MR. SCHULTZ: Right on the junction of Wilcox Road ...right there. Less than fifty (50) feet from the property across the street. Just the width of the street that's all.

CHM. BUTTON: Yes sir. Next please.

MR. GOODELL: My name is George Goodell. I live on Millbrook Road directly opposite this development. These gentlemen spoke about low volume traffic on these roads now. I would disagree with that. The volume on Millbrook Road is constant day and night whether it is just residents that live there or people going by to Higganum, to Durham or wherever they are going. We are going to add almost five hundred (500) more families to roads now that are not able to take this.

TRAFFIC VOLUME

The drainage area of this land..this water will flow into this Creek in back of our property on Millbrook Road and we are having a tremendous great deal of trouble now with surface water as it is along that area. That was swamps for years and all the people

DRAINAGE

BOO

BOORUM & PEASE "NOISEAR" ®

NOISEAR" ®

did was just put in a little fill to build the houses. But there is no place for that water to drain properly now and I would strongly protest this action.

MR. GIBBS: Mr. Chairman, gentlemen of the Commission. My name is Irving Gibbs and I live on Prout Hill Road across the valley from this proposed development. I have to dissent from my friends and neighbors. I would like to be identified as one who would like to see some housing that is badly needed to be provided for people who are less fortunate than we are.

And I have to present to you the following:

The undersigned Realtors have carefully studied and reviewed the proposal for the creation of "Cedar Village."

REALTORS
STATEMENT

We believe this will be an important and constructive measure to provide housing urgently needed by Middletown families. As professionals in housing matters, we therefore respectfully request and strongly recommend your approval.

The commission is undoubtedly aware of the grim picture facing families seeking adequate housing today. All evidence points to an urgent need to increase the supply, stimulate the upgrading process and increase the choices available to the people of our city.

In view of this shortage and the lead time required to produce housing units ready for occupancy, your commission will want to encourage all well conceived proposals toward that objective.

We believe the plan before you is in that category. It is well located for the convenience of its occupants, the availability of municipal services and in its relation to other housing.

It is in an area designated by the Master Plan of Development as intended for higher density use. And all authorities are urging the conservation of our land resources by more intensive and economical use.

We believe the concept of the proposal provides the best assurance that the housing will be within the means of the average family. It is indicated it will also provide space for larger families, a gross deficiency in our housing inventory. It provides generously for open space and is well planned for the topography.

With reference to the cost situation, the commission must take cognizance of the fact that upgrading the zoning to R2 is absolutely essential to producing dwelling units which the majority of our citizens can afford. R-1 densities do not allow the economies in land use, utility and road costs and reduction in development expense which will make such housing possible.

It should be clear to everyone that the detached single family home on its own lot is only for the most affluent and for sometime has been beyond the reach of the average family. Therefore, every possible resource must be utilized to effect cost reductions and new concepts in land use and housing units must be encouraged.

In this connection we hope that the Commission will weigh the implications of the fact that building permits for only twenty-six (26) single family homes were issued in 1970 compared to an average of one hundred thirty two (132) yearly in the ten years preceeding. And here gentlemen is the reason why we have the housing shortage.

This prospect may not be appealing to some of us who are fortunate enough to have the single family home. But all around us, both within the state and nationally, is abundant evidence that the new concept housing is eagerly sought by the consumer and that it fits in with established neighborhoods without any problems or effect on property values.

Finally, to those who may feel that other areas proposed for development may produce the needed housing, it should be borne in mind that competition is the best means of insuring that the consumer gets the best value for his dollar.

On behalf of those with whom we are in daily contact on their housing problems, we ask that every possible resource be devoted to providing housing which will be responsive to human needs for a good environment, adequate living space and the fundamental security of the home.

We are confident that your commission will consider the needs and desires of all the community in acting affirmatively on this application.

And this is signed by twenty-three (23) people and I would like to leave this with your Mr. Chairman for the record. Thank you very much.

(The signatures on the statement were as follows)

Erwin F. Gibbs
M. Delores Gregg
Kurt Schwarzkopf
Mel Marks
Joseph J. Salonia
Carl Pitruzzello
Alma B. Thaxter
Evelyn J. Briggs
Thomas E. Coughlin
Joseph S. Misenti
Shirley K. Nemecek

Samuel T. Fabian
William Mann
George Routse
R. Coughlin
Baxter Porticle
Bill Arrigoni
Bernard Fabian
Ruth F. Gamer
Harry R. Gamer
Ivan Newberg
Bernard Wilson
Nicholas Saraceno

CHIEF. BUTTON: Mr. Secretary, mark it exhibit B and add it to the petition.

MR. SCHWARZKOPF: Mr. Chairman, I am Kurt Schwarzkopf from Millbrook Road. I have lived out there for about forty (40) years so I know the area pretty well. I remember when the whole thing was nothing but farm land.

I remember when Charlie Harris' father ran a wonderful Guernsey farm and if somebody would have told me that one of these days his farm was going to be a housing project, I would have said you are crazy. But it is, it is a housing project today.

I am saying this to let you know how interested I am personally. I own property there and I am personally interested in the proper development of this area because I feel that way. I feel that it should be properly developed. That's why I am in favor of this project which is being proposed today. I feel that the town can do nothing better if it wants to help the people who want to own houses instead of renting apartments. To give them a chance to live in places that they can buy.

PROPER DEVELOPMENT

In order to develop a piece of property it is necessary today more than ever, that we get the most out of the area and the new concept of building like they have out at Wesleyan Hills is something that really gives people a chance to have open space but also live in an area that is comparatively small with houses close together and that's their housing. You have a new way to

get the most out of your land and also getting the most free land for the people who live in this area.

I know and I know from my own experience being in the real estate business, I know that there is a definite need for houses. Houses which the average person can buy. There are plenty of houses on the market for 30, 40 and 50, 60, 70 thousand dollars. Who can buy them?

The average person just can't touch them. We have to build houses which the average fellow can buy and we want them to buy a house. We want them to feel like a home owner and be proud of his property. If he lives in a rent in an apartment house he is unhappy and he doesn't own it and doesn't care what happens to it unless somebody tells him what to do he just won't do it.

MODERATE INCOME
HOUSING

At any rate in order to improve the quality of our citizenry, we should not want them to live in homes they don't own. We should let them live in homes they do own. And this is one chance for us to build houses and have houses built which makes people home owners.

We are neighbors here. Of course I know them. I am friends with all of them. But they know me enough that I don't hesitate to stand up for what momentarily.....

CHM. BUTTON: Mr. Schwarzkopf, we are going to take a five minute recess to change the tape.

RECESS

CHM. BUTTON: I presume Mr. Schwarzkopf is finished.

MR. SCHWARZKOPF: Not quite.

CHM. BUTTON: Not quite. Oh there you are. Okay.

MR. SCHWARZKOPF: Mr. Chairman, thank you for giving me another chance to finish. Here is a map which is on file in the Town Clerk's Office. It is a map which is on file and which was developed in 1929 and at that time what they call Millbrook Road today was Chauncey Lane. And I will leave it with you. It is a copy.

SUBMITS MAP

I want to show it to you and I want you to think about it. At that time if you look at this you will see that in this small area bounded by Millbrook Road, what is today, Andon Road, Prout Hill Road and the lake, there was a housing project development proposed and accepted.

The people who owned a good part of this land still pay taxes on it and it has three hundred ninety-nine (399) lots on it. And what saved us from having this housing

development built on lots 40 x 100 was our good old depression. I don't know. Maybe you don't remember it. But I do.

At any rate, if it had not been for the depression, we would have in the Chauncey Jane area today, a housing development with small houses almost shacks, built on this whole area from Prout Hill Road to Andon Road to Millbrook Road and over to the lake of about four hundred (400) units. The roads and everything were laid out and you can see here. You can keep this, I have the original.

I mention this to show my neighbors that this is nothing new. That today when we built today under this concept that has been developed, the concept of making the most of our land, that we are actually way ahead of the game. Today you can't build on these lots like this. Today we build so that the kids have open spaces, have trees to look at and the kids have playgrounds, etc.

I agree with my neighbors and friends. I hope they are still friends. That the road conditions out in our area are terrible. Last year I took occasion to write to the Chief of Police about this road conditions and to the Director of Public Works. But of course, if you write something and there is a cubby hole here or the waste paper basket, but it is a serious matter for us.

It is serious for the whole town. It makes a bad impression when you come as a stranger to this area and say for gosh sakes, what lousy roads they have. And I believe that if the city will permit the development of these houses and this area, the roads will have to be put in shape so that they will bear the traffic without continuous worrying about ending up in a ditch or smashing into somebody or sinking in a mudhole

ROAD CONDITIONS

Also I believe the drainage problem has to be solved. The drainage problem you have, no matter where you go. If you don't build at all then you don't have drainage problems but you have to build because the city is growing and the state and the country is growing.

DRAINAGE PROBLEM

You have to build and you have to make room and give opportunities to the people who want to own a house. Therefore, you have to provide housing and the facilities. You have to provide the roads. You have to provide the drainage facilities to take care of it. There is no such thing as you can't do it. You can do a lot of things.

I will tell you a little instance. Years ago I...God knows what the occasion was. I think I had a house to sell way down on Asylum Street. They call it something different now, Eastern Drive it is. And the man said we have city sewer and then I looked it up and I found that the sewer of all these houses actually went down through the factories and right down into the river.

I went to the man in charge up at the town hall. He doesn't live any more so I can say it. I said how come we haven't got the sewers. Keep your mouth shut. This will cost us millions. But I think in the meantime we have the sewer out there.

But just to give you an idea. "Oh, it can't be done. Shhh. Shut up. Don't say anything." Let the thing go into the river. Anything we want to do we can do. And even if we can't do it then let our Government stop the war in Vietnam and take some of that money and spend it on our housing.

At any rate, I am in favor of this housing. I think these people should be given a chance. They are developing it on the new concepts. I think it will be beautiful. We are there to watch them. And they say it will take a few years to build. We are there to watch them and to see that he does what he says he will do. And also of course we have to assume that the city will take care of the roads and the sewers and the drainage problem. Thanks so much.

FAVORS PLAN

CHM. BUTTON: Thank you. Next.

MR. LABELLA: My name is Sebastian LaBella. I was here earlier.

CHM. BUTTON: Please wait a minute. You had one chance to speak.

MR. LABELLA: That's it?

CHM. BUTTON: Yes, because there are a lot of people here. Don't have your feelings hurt because I am trying to be fair.

MR. FABIAN: My name is Samuel Fabian. I deal in Real Estate in Middletown. Commission and Chairman. I can't add anything to most of the comments that were said here tonight. I could reiterate many, many of the things that were said and I could very well understand the

BOORUM & PEASE "NOTAR" (R)

SE "NOTAR" (R)

feeling and concern of the people in the neighborhood for which this project is projected.

However, the few brief things that I would like to say - the concept. The social concept of housing has changed drastically in the last thirty (30) years. Where urban development and urban desire for houses have been so acute that suburban areas have not been exploited to the point where water and sewer has been lacking. Why we have nothing but ghettos in the country as far as the experience has been today.

There is no question and I want to reiterate this one point and I have said this before. It is like a phonograph record. That five years ago, three years ago and two years ago and even last month, I said that we will be confronted with an acute shortage of housing for the moderate income people. And we are and today there is no question in our minds that we have one of the most acute situations that have developed in Middletown for the moderate income.

MODERATE INCOME
HOUSING SHORTAGE

This is only the start. I said this several weeks ago. That if we don't do anything. If we are not in a position to take care of our middle income people and give them homes, I mean this is nothing that will happen in five years from now because our need is so acute that someone has to build houses for these middle income people.

I don't want to go into personalities but as far as this project is concerned and Mr. Haftel is concerned, and I have said this before and I think the people of Middletown should be extremely thankful that we have people in Middletown that have come here and built - naming Carabetta and the Haftels.

They have added and contributed a substantial amount of housing to the City of Middletown and if these two men with all their sincerity and even if they did make a profit, and they have to make a profit, they did not make this contribution, we would be in one devil of an acute situation today.

I am for any project that can be reasonably accepted by the people who are involved that..I am in favor of this particular project.

FAVORS PROJECT

One more thing. I am not commenting upon the mechanics of this or the engineering of this because I am not qualified to do that. I understand that there were some

comments here. And they have a right to be concerned. Anybody has the right to be concerned but I am quite sure from my experience and my study of the variable projects that have been consummated and finished around the entire state, that most of them have been ably engineered and I happen to know these engineers and I am quite sure that the engineering has to be right or it won't be accepted by you gentlemen. Again, I am in favor of the project.

MR. LINEBERRY: Good evening gentlemen. My name is Howard Lineberry and I own my home on Lee Street which would be on the north side of Randolph Road and what I have to say is in concern with this run off water.

First of all, I understand that this is supposed to be a 30% total amount of water that runs out of this?

CHM. BUTTON: I didn't hear anything on water. I didn't hear any percentage on that.

MR. LINEBERRY: Is there a figure on this?

CHM. BUTTON: I don't believe there is. They talked about open space. 30% of open space.

MR. LINEBERRY: Well, this is my point. If this is changed to this designated zone and all these parking spaces are paved of course and all this run off water is fed into this brook that they talked about and from this brook, it splits two ways. One goes across into the Millbrook Valley itself and crosses Randolph Road and the other one goes to the east of it. From east and west of this development and crosses at Randolph Road and two different points, these both feed right directly into the lowest spot in this area.

This has come up before on other occasions. My house is right adjacent to this property. Now there has been pictures in the paper during heavy rain storms when Lee Street on the north side has already been flooded. This is without any additional water and there was a notable increase in the level of this basin, next to my property when Route 9 was put through.

And I would like to know who is going to carry the bulk of this expense when Lee Street is flooded due to this additional run off water and also I don't think my property will take very much more water to go into the cellar of my property. And I would like to know who will compensate me for that? Will I be forced to move out because of this and also who is going to pay for raising this road?

Number two, I am a resident State Trooper in the town of Portland and have been on the department for approximately six and one half years. And I have a fair appreciation of traffic and traffic flow and control and Lee Street and Chauncey Road and I am not talking about the condition of the road, I am talking about the layout and design, will not accomodate this traffic unless drastic measures are taken to correct the situation. And again this will mean a considerable expense to the City of Middletown, Thank you.

TRAFFIC FLOW

CHM. BUTTON: Your welcome. Next please.

MR. CARNEY: My name is Joseph Carney. I live in Durham and I am appearing in my role as Director of Economic Development for Middletown Industrial Development Corporation. Gentlemen:

It is our understanding that the Commission will shortly consider an application for a P.R.D. and a zone change from Residential R-1 to Residential R-2 in the southern portion of the City.

May we take this opportunity to urge that the principle of P.R.D, together with higher densities, be favorably considered at this time since it appears that, other than publicly supported housing, this concept seems to hold the only promise for lower costs for private housing so that the low and low moderate income individual can afford to buy and expect to hold housing.

Our work with prospective industrial concerns has clearly demonstrated that the present or near future availability of housing which the majority of their employees might acquire is one of the major factors in a location decision by a concern not now operating in this area.

The average gross weekly earnings for industrial employment in Middlesex County for September, 1970 (last figure available) was \$146.78 for 41.7 hours. This is the highest figure recorded to date. And we know that it has since come down a bit.

This would indicate a hypothetical average gross annual income for industrial employment here in Middlesex of \$7,632. The most recent employment figure, by town, which is available to us is an employment figure from June, 1969. At that time Middletown employed 7,880 people in manufacturing and a total of 19,300 people in all non-agricultural employment.

We have a very large number of people with limited incomes and it is for these that we recommend a project of this sort. We would like to leave this with you.

CHM. BUTTON: Thank you.

MR. CURTIN: Mr. Chairman, my name is Bob Curtin. I reside in Portland. I operate a business on Main Street Extension with three other principles, known as the Insurance and Real Estate Center. I am here speaking for myself and for them. I am also a taxpayer in the City of Middletown.

As you know there was a report recently that came out and many statements have been made by individuals and groups endorsing the prospect or the idea that the single family home is doomed. Myself and my colleagues and the company we represent are just not ready to buy that concept.

We feel the easy way out is to say cluster housing, apartments, high density units, will solve our problem. I say they won't solve our problem, they will compound them.

I realize that in projects such as this, there is a need for all types of housing. We have retired people who need apartments. They don't need the single family home any longer. However, to take into consideration every aspect of housing, would keep us here well into the wee hours. But I just want to brush over a few items that pertain to this particular situation.

Number one - the cost of land and the cost of building is not solely in itself the reason for scarcity of housing. One of the reasons is the stock market, the bond market, the cost of the war and many other factors that raised the interest rate to something that none of us in our lifetime can remember accept possibly in the depression years, when money was gold.

But we notice a trend. It is starting to go down. The market place is dictating it. And I think that if we continue on this trend, that market place will cause the interest rate to dip, more money will become available for single family housing and I hope an area such as this particular one as the one we are talking about, more of that development can take place.

We also find that the old way of zoning was, if you happened to come in and caught a particular committee in any town at a point where a house was needed or a zone change might be a good idea, this could possibly be done. We have now in the City of Middletown adopted

VARIED TYPES OF HOUSING NEEDED

MARKET INFLUENCE

HIGH INTEREST RATE

a Master Plan as a guide. That zone was set. Whether or not it is exactly right, we don't know. But it seems like a pretty good guide at this time.

MASTER PLAN GUIDE

We do buy the concept of the P.R.D. Our only objection to this particular one, not who is proposing it by any means, nor not how it is being done, because that is a mechanical and engineering situation. We don't know anything about whether the water will be handled correctly, the traffic flow, we can leave that up to the committee and the people which they retained to give them this kind of technical advice.

But we are against any P.R.D. of any size that does not include with its whole concept, a phasing in or a melding into whatever area it is going into. We like to see a certain percentage of single family houses in any residential development. We feel that the very backbone of this country and this community is the guy who has his piece of land with his house with his garden and he can sell that deed without any consultation with anybody else but his wife.

PHASING INTO
NEIGHBORHOOD

And for this reason we don't downgrade Planned Residential Development in this particular area or any other area. We just feel as though the single family house should still be a part of it. And in this particular area, because of the fact that a change from R-1 to R-2 to the general use throws open the door to any kind of development once that zone is changed. We feel that this can happen.

MORE SINGLE FAMIL
HOUSING

We also make one other point. We hope that the Commission will keep in mind that cities and town around Middletown are having a serious housing problem as we area. We want to take care of our people. We want to take care of those people moving into our area. But in proportion to what is haprening around us, Let us not open up Middletown for a dumping ground for everybody elses problems. Thank you.

MISS GILBERT: I am Miss Virginia Gilbert, 411 Millbrook Road. And this is the fourteen (14) year. I come here every year to speak on behalf of my neighbors. I want to thank the last gentleman who spoke. I never saw him before in my life. But I appreciate what he said because now I don't have to repeat it.

But I do want to mention this. That on December 2, 1956 we had our first hearing to get the lots south of Randolph Road to be 100 x 200. We worked very hard. The Planning Commission said that it was an excellent idea.

That we should do it to protect our properties. We did it and were very pleased because people had waited years, moderate income people who had waited years to build a little home of their own. An individual house. A house they could take pride in.

PLANNING PROTECTIO

They came out and said look at Millbrook Road. This is a nice place. The developer built nice little homes that they could afford. They came out and they lived in them and they enjoyed them and they improved them gradually and they are very happy there. Even though we had a flood and the homes were wiped away. They still stayed there because they liked their little homes, and they liked their acreage and they liked their 20,000 square feet.

And I think we should keep it R-1. We have areas zoned R-2 in Middletown. Why not use those all up first. Maybe thirty (30) years from now we will have to start working south, but we are proud of our area. We have nice homes there.

RETAIN R-1 ZONE

Why can't we put up a \$20,000 or \$30,000 dollar house. A single family home area. And keep our beautiful location that people are proud of and that we are proud of. I know the real estate men have to stick together. But how about the schools?

We can't get money enough for the schools now. I have to fight to get a tape recorder. I have been fighting for thirty (30) years to get a little tape recorder.. in the school. This just means more schools, taxes going up for that. Why can't we have individual homes with plenty of land that people take pride in and keep our area for this. We have R-2. Why don't the developers go to the R-2 area and build? You put it there for them to build on.

INCREASED SCHOOL
COSTS

USE PRESENT R-2
AREAS

Why do they come out and upset us all the time. We are getting a little fed up with this. And Mr. Fabian developed my property. We have beautiful homes up there. People came out and bought a lot and put up beautiful homes. If I do say so, maybe its the biggest mistake we made, we didn't make the lots big enough.

I am not a real estate person. I knew nothing about it. But after a few homes went up I got people to buy up a lot and a half so that people would have space to breathe. To take pride in individual homes and develop and have their gardens.

Come out and look at Sunnyslope. Mr. Gibbs lives there. He enjoys it. I don't think he'd like to have that back of him. I don't think he wants Mr. Brock to put that in back of his house. I bet he would move out mighty quick. I thank you very much.

CHM. BUTTON: Next. Alright folks. Come on. Now is the chance. Anyone else wish to speak?

MRS. KEPKE: My name is Roberta Kepke and I live on Chauncey Road. Our property is that jog in the square.

CHM. BUTTON: Glad to meet you.

MRS. KEPKE: When we bought this property we believed that the zoning law was a law. I grew up in a generation that respected the law. We believe that a law was a law. We bought our house, brought our foster children there. We thought we would live without the city rushing in around us. And it has rushed in around us and I would like the zone to remain R-1. Thank you.

RETAIN R-1 ZONE

CHM. BUTTON: Next. Thank you.

UNKNOWN MAN: Mr. Chairman, my name is Ken ---(inaudible) I live on Lee Street. They spoke about the roads leading into this area. Well Wilcox Road is and I quote Mr. LaBella before "is nothing but a broken up converted cow trail" which actually can't be used to go into there. So that leaves Lee Street which is nothing more than one large "S" curve coming in. Which is one road.

POOR ROADS

So if he puts four hundred (400) families in there. this is four hundred (400) cars roughly coming out of there every morning and every evening. I know I don't want my kids on this road at that time. And I have got the brook in front of me and in back of me and I thank God they found this brook to dump the water in to. Thank you.

CHM. BUTTON: Next.

MR. KELLY: Michael Kelly, Millbrook Road. I think we are definitely putting the cart before the horse in this project. When you start running sewer lines and easements, what have you, before the city sees fit to put sewers through these roads, you are definitely doing this wrong. All the utilities, etc. you are bypassing the people between where the utilities are now and these people are going to be (inaudible) Thank you.

CHM. BUTTON: You are welcome. Next.

MR. KENSEL: My name is Everett Kensel, Tryon Street. My knees are shaking, Mr. Chairman, I am not much of a speaker.

CHM. BUTTON: Don't be nervous. We are all in the same boat here. I am sitting down so mine don't have to...

MR. KENSEL: I go along with this other gentleman. I don't know him. I agree with what he had to say. I belong out there. I built my home out there of sweat and blood. My father was born out there and I expect my children to be there. I believe that the homeowners whether they are in South Farms or where they are, they are the backbone of Middletown. We are going to stay here for years to come.

We are not against building homes. Not whatsoever. But what we are against is a change from R-1 to R-2 where you can open it up and let anything come in there to be built. I think that is our primary worry here tonight. Now this was zoned R-1 and I hope that this Board will give this serious consideration. Thank you.

OPPOSES ZONE
CHANGE

CHM. BUTTON: You are welcome. Anyone else. No, Mr. LaBella.

MR. KEPKE: I am Stanton Kepke. I am the other half that lives in the gulch. Incidentally, that was a gulch before they put the house there. We didn't know that until we moved in. We have been fighting water all the time there. It comes down the back and down the sides and then off our driveway into Chauncey Road.

And it is mostly surface water. If you put sewers in there it is still going to run off the top because it is all clay. And Chauncey Road that's a good place too. There is not much traffic. If you don't look both ways you get run over when you go to the mailbox because if they come through at 90 mph and beep beep. They're gone, you know.

TRAFFIC HAZARD

We bought our place like she said with the intention of it being zoned according to law and nothing had happened. We would be protected by a certain piece of land. I don't particularly like the place, but we live there. You know what I mean. And we all make mistakes. Let's put it that way. I lived in the city all my life and I am used to people living around me. But not on top of me, you know. And I don't know.

Maybe you can wash the place out. I like to go deep sea fishing. My wife is always afraid I will drown out there. I could drown in the backyard. There is a good possibility of it happening now. But all kidding aside, there is an awful lot of water comes down there.

In fact, Mr. Schwarzkopf sold us this house and if he remembers correctly, the first week that we bought it, he came down with a hoe and helped me rake a little ditch because the water was coming through the soil into my cellar. And we didn't know what we had bought, you know. It was the first time we had done this.

WATER PROBLEM

So we found out that if we sealed around we don't get any water in the cellar. But like I said every time... we don't have to worry about snow because when the sun comes out, the snow melts and makes a nice coat of ice. You have to worry about getting sued because people come up the driveway. You know, kids, the paper boy collecting. It's a wonderful place! What I really would like to say is I wished he bought my piece. I would like to get rid of it.

(UNKNOWN MAN) My name is John (Inaudible). I live at 218 Tryon Street, Middletown. I am against the change in zone from R-1 to R-2 and quite frankly, gentlemen, when I look at this plan, I am appalled. We are talking about open spaces, but what about the dignity of man. One thousand (1,000) to sixteen hundred (1600) people in forty (40) acres is just beyond my conception of comfort and dignity in a persons home. Thank you.

DENSITY TOO HIGH

MR. CASHMAN: Mr. Chairman. My name is Jerry Cashman and I live on Lee Street and I would like to go on record as being opposed to the change in zone, from R-1 to R-2. I think it should be apparent to the gentlemen on the Commission that the people in this area are not against progress. But we are against progress at our own expense.

OPPOSED TO ZONE
CHANGE

Now as Miss Gilbert has said and others have mentioned, we are proud of the fact that we own property in this area and we like the area the way it is. Now we have been down before you gentlemen several times. It seems that we knock off an apartment that is going to go up on Sand Hill Road, which incidentally costs us money because we have to get a lawyer to fight our case for us. But we are willing to spend that money. And then a year will go by and someone else will try to spot zone again.

And then the Master Plan comes out and we feel relatively safe. This is R-1. Things are going to be as they are. We

have our own little piece of land that is our own and another year or so goes by and again we are faced with another project. As I said before, we are not against single family dwellings provided they are on a piece of land large enough to accomodate and give people breathing space. But I don't believe that area is going to work out at all. For all the other reasons you have heard and for that matter, that is the reason I am against the change. Thank you very much.

CHM. BUTTON: Alright. Any else. Did you speak before?

MR. WOLFE: No, I didn't. George Wolfe, Chauncey Road. I would like to make a comment on the R-2 Zoning that everything will be thrown out of proportion if this occurs. The school problem will be all over again and as was mentioned the road conditions are poor. It would be overcrowded. Also, why not keep this in the R-1 area where it was designated. I oppose this change. POOR ROADS

MR. BUTTON: Thank you. Anyone else who hasn't spoken. Anyone else who hasn't spoken? Sir.

MR. GIBSON: My name is George Gibson. And I live on Sunnyslope Drive. I am one of the happy neighbors of Mill Gilbert. I have been here before with the association. I am a representative of Sunnyslope Drive by the way. I am opposed to the zone change from R-1 to R-2. I think Miss Gilbert clearly explained that most of these areas that are designated R-2 were set up by the Zoning Commission or zoning representative and I think that the area is really an area for one family dwellings. SUNNYSLOPE DRIVE ASSOCIATION REP. OPPOSE ZONE CHANG

I think you would take a lot out of the area and these people that are represented here tonight aren't just from acreage around this given area. There is a good mile or a mile and a half that goes around this that these people are interested in to keep their property decent and the way they want it and I think they are fighting for a good reason. And I am glad to see that they have good representation tonight. And I am opposed to the zoning change from R-1 to R-2.

CHM. BUTTON: Anyone else who hasn't spoken. No one else hasn't spoken. Alright. You haven't.

MR. HOWE: My name is Les Howe. I live on Chamberlain Road. I live in back of Mr. Wolfe who spoke a few minutes ago. I haven't lived in Middletown an awfully long time and I moved here three years ago. I bought my home

off of Kurt Schwarzkopf and at the time I talked to some people on the Commission here and I was warned that this was an R-1 Residential Area and despite the fact that I have 2.8 acres, it has no access according to the R-1 rule. So I couldn't be expected to build a home for my son on this land which I had left over which is far in excess as to the way they are shoving the houses in here.

And I was kind of happy about this. I come from Meriden which is a town which is already crowded far in excess to Middletown and I was happy to buy property in an area where you are restricted and cannot do things like this and I am opposed to it because I don't want to see four hundred (400) people come in and do what I wasn't allowed to do as one person.

CHM. BUTTON: Anyone else wish to speak? Next week we open at Oakdale. Anyone else who hasn't spoken who wishes to speak. Going..going..gone. Oh, wait a minute. You haven't spoken. Come right up here.

MRS. HOLLMAN: My name is Katherine Hollman and I live on Sand Hill Road in Middletown. And as all of my neighbors have already stated, I would like the area to stay at R-1 and not be changed to R-2. We would like people to get homes but I like the single home and a plot of land so that you can bring up your family. Thank you. RETAIN R-1

CHM. BUTTON: You're welcome. Mr. LaBella, I am not going to give you time because if you get time, Mr. Allen will want to ask for equal time.

MR. LABELLA: Mr. Allen got up twice.

MR. CHAIRMAN: He didn't get up twice. They were presenting their petition.

AUDIENCE: Objections. Many people objecting.

CHM. BUTTON: Wait a minute now. He started out and presented his petition. He then turned it over to others in his organization and then finished his presentation. That is one speel. Now if I let you speak that means I have to let everybody else have an equal opportunity. And then I have to let Mr. Allen have an equal opportunity and we are not going to get anywhere.

I think that all views have been expressed. However, I will make a statement. We will accept any written communication for the next two weeks on this subject.

Is there anyone else who wishes to speak who has not spoken? Who has not spoken?

MR. LABELLA: Just a point of...

MR. BUTTON: No, sorry. Alright. I declare this hearing closed.

The hearing adjourned at 9:25 P.M.

Respectfully submitted:

Patricia Hutton
Patricia Hutton,
Recording Secretary

Edward F. Button (H)
Edward F. Button,
Chairman