

COMMISSION ON THE CITY PLAN AND ZONING - PUBLIC HEARING - WEDNESDAY -
FEBRUARY 14, 1973 - 7:30 P.M. - MUNICIPAL BUILDING - COUNCIL CHAMBER -
DEKOVEN DRIVE - MIDDLETOWN, CONNECTICUT

Ralph M. Shaw, II, Chairman
David B. Mylchreest, Secretary
Eric Lowry
George Augustine, Alternate

COMMISSION MEMBERS
PRESENT

Robert F. Chamberlain, Vice-Chairman
Seb Passanesi
Frederick Congdon, Alternate
Salvatore Lisitano, Alternate

COMMISSION MEMBERS
ABSENT

George A. Reif, Director
Althea C. Rinaldi, Recording Secretary

STAFF MEMBERS

Atty. Vincent Marino, representing Wm. Milardo and
Joseph Vogel; Atty. Thomas A. White, representing
Thomas W. Frissell; Sherman Beinhorn, reporter,
Middletown Press. Approximately 40 members of the
public at large.

OTHERS

CHM. SHAW:

I call the meeting of the Commission on the City Plan
and Zoning to order and we will open as it is our
custom with the Public Hearing portion of this meeting.
Before we start I want to review with you the general
format and the rules we would like you to follow. On
each item for public hearing I'll ask that the pro-
ponents for the proposal to speak first, and then after
I'll ask the opponents to speak. If you have anything
to say we'd like you to step forward and identify
yourself by address and your position in this particular
instance. We would like little repetition as possible.
I will now ask the Secretary to read the call.

SEC'Y. MYLCHREEST:

LEGAL NOTICE

THE MIDDLETOWN COMMISSION ON THE CITY PLAN AND ZONING
WILL HOLD A PUBLIC HEARING ON FEBRUARY 14, 1973,
STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL
BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to
consider:

1. Application for proposed resubdivision of land
at Crystal Lake in the vicinity of Shore Drive,
Hillcrest Avenue and Millbrook Road by David and
Arlene Sierpinski.

DAVID & ARLENE
SIERPINSKI

2. Application for proposed 6 lot subdivision of land
adjoining Millbrook Road and Prout Hill Road by
Thomas W. Frissell.

THOMAS W. FRISSELL

ANY AND ALL PERSONS INTERESTED MY APPEAR AND BE HEARD

CHM. SHAW:

We will start with the first application. Would the proponent
step forward and be identified.

AS SUBMITTED TO THE COMMISSION
FOR APPROVAL

DAVID SIERPINSKI:

My name is David Sierpinski and I ^{do not} own the property in question this evening. If I might I would like to read you a letter which I submitted as my application to the City Plan.

DAVID SIERPINSKI
PROPONENT

Gentlemen:

We are submitting for your consideration a map of a parcel of land containing ten acres, with one hundred fifty feet of frontage on Millbrook Road. We would like to obtain a building permit for the erection of one home. The minimum road frontage for a building lot without City water is two hundred feet. Also on the original map that contained this piece of property (Crystal Lake Development Map) filed in 1929 there are four paper roads that run through this property. We would like to eliminate these roads from the property. This would also eliminate all the twenty-five foot lots that surround these roads. The four roads are Vista Terrace, Alicia Street, Katheryn Street and Hillcrest Avenue. Hillcrest Avenue would have to continue from the easterly boundary of Lot # 305 recorded on the Crystal Lake Development Map) down to Shore Drive in order to give Joseph and Dorothy Vogel who owns lots #305, 304, 303, 302, of the above stated map, an access to their property. Other abutting property owners have access to their property from Millbrook Road, also known as Johnson Lane on the above mentioned map. As far as these above mentioned roads show, there are no actual roads there. The property is completely wooded, except where the Vogels travel down Hillcrest Avenue starting at the east boundary of Lot #305.

We are submitting this for your consideration and hopefully approval. At this time we have a deposit on this property contingent on the approval of a building permit.

Respectfully,

David G. Sierpinski

Arlene Z. Sierpinski

CHM. SHAW:

George, do you have any comments?

GEORGE REIF:

We have comments from the various departments.

Comments from the Water & Sewer Department
February 1, 1973

COMMENTS FROM WATER
& SEWER DEPARTMENT

Water & sanitary sewers are not available to this site.

Signed, Frank J. Opalacz, Water & Sewer Director

Health Department
February 5, 1973

COMMENTS FROM THE
HEALTH DEPARTMENT

Mr. Sierpinski should submit a request to the Health Dept. to have each proposed lot tested to determine

whether a subsurface sewage disposal system can be constructed on it according to the Public Health Code.

Signed, Hubert D. Rule, S.R.S.

Department of Public Works
February 5, 1973

COMMENTS FROM PUBLIC
WORKS

Gentlemen:

Please be advised that this office has the following comments to offer for the above referenced project:

1. Are the "paper roads", as indicated, to be abandoned or are they to remain? If only a portion is to be abandoned, the proper terminus arrangement must be followed. If the entire street is to remain, the necessary upgrading and construction will be the responsibility of the developer requesting the change.
2. Is the "paper street", known as Alicia Street, an extension of the street shown on Doolittle's request for resubdivision and connecting to Crystal Lake Road?

Any future discussion of the status of these "paper streets" may be entertained at a future meeting of the Public Works Commission.

Very truly yours, John C. O'Brien, Director of
Public Works

Fire Department-South Farms District
February 8, 1973

COMMENTS FROM SOUTH
FARMS FIRE DISTRICT

Sirs:

I have inspected the proposed plan for David Sierpinski, of Millbrook Road, for eliminating small lots and four paper roads.

This office finds no fault with property in question.

Signed, Michael P. Milardo, Chief

Police Department
January 13, 1973

COMMENTS FROM POLICE
DEPARTMENT

Dear Sirs:

With reference to the proposed resubdivision submitted by Mr. David Sierpinski, Millbrook Road, for the purpose of eliminating small lots and four paper roads, the Traffic Division recommends approval.

Very truly yours, Eugene B. Rame, Chief of Police

CHM. SHAW:

Are there any questions?

ATTORNEY VINCENT MARINO:

I'm Attorney Vincent Marino, practicing law at 100 Riverview Center. I am representing this evening William Milardo who owns property across from the property in question and Joseph Vogel who also owns property adjoining the subject in question. I would like to inform the Commission these owners and possibly other owners have certain rights of the so called "paper rights" of these that were conveyed to my clients and some of which these four paper roads are shown on the 1929 Koury map, a subdivision of the property and the so called "paper roads".

At this point the transcription became inaudible.

Following information taken from the files of City Plan Office.

Application for proposed 6 lot subdivision of land adjoining THOMAS FRISSELL Millbrook Road and Prout Hill Road by Thomas W. Frissell. APPLICATION

COMM. NYLCREEST excused himself from participating due to interests in the application.

Atty. White represented Mr. Frissell.

The following are reports taken from the files in the City Plan Office.

Department of Health
February 5, 1973

This Department has been testing several lots of a subdivision on the corner of Prout Hill and Millbrook Roads. It is the owner's understanding sanitary sewer will be installed this year in that area.

HEALTH DEPARTMENT

It would be of great help to this Department if you would give approximate date sanitary sewers will be installed in that area.

Signed: Hubert D. Rule, S.R.S.

An answer on the same stationary for Frank J. Opalacz, Director of Water & Sewer.

Plans have been approved to extend the sanitary sewer in Millbrook Road to the Prout Hill intersection. However, there are no funds available to do this work at this time. It is hoped that some funds will be available to at least make a start in this area, but we are not in a position to give any specific details.

WATER & SEWER

Water & Sewer Department
February 5, 1973

Water is available to the site. Sewer is planned,
but no funds are available.

Signed: Frank J. Opalacz

HEALTH DEPARTMENT
FEBRUARY 18, 1973

HEALTH DEPARTMENT

Thomas J. Fissell;
Northwest corner of Millbrook Rd.
and Prout Hill Road.

Soil and percolation tests were completed on Lots #4
and #6 only. Lot #5 was in no way tested, examined,
or inspected for a sewage disposal system.

The water table on lot #4 is twenty-one (21) inches
below the surface; therefore, to comply with the Health
Code an additional thirty-three (33) inches of good
permeable fill would be required to install a septic
system on that lot. If sanitary sewers were not to be
installed within five (5) years, an additional reserve
area would also require fill. (Refer to attached copy
from F. Opalacz, Director of Water & Sewer Dept. re:
sewers in that area).

The water table on lot #6 is thirty-six (36) inches
below the surface; therefore, an additional eighteen
(18) inches of good permeable fill would be required in
both the area for the initial septic system and the
reserve area.

Parts of both lots are in a flood plain; therefore;
the location of the dwelling and the septic system of
each lot in reference to that plain would be submitted
for approval to the Health Dept.

Signed: Hubert D. Rule, S.R.S.

SOUTH FIRE DISTRICT
February 8, 1973

SOUTH FIRE DISTRICT

I have inspected proposed six lots subdivision on the
northwest corner of Millbrook Road and Prout Hill Road
submitted by Thomas J. Frissell.

This office finds no fault with property in question.

Signed: Chief Michael P. Milardo

Department of Public Works
February 13, 1973

PUBLIC WORKS DEPARTMENT

Re: Frissell Subdivision
Millbrook Road

Gentlemen:

After review of the above referenced project this office has the following comments to offer:

1. The easement for drainage for Lot # 6 should be fifty (50'+) feet, more or less, along the centerline and of twenty (20') feet width, ten (10') feet on either side of centerline, with the direction to be an extension of the existing pipe centerline. This is, of course, assuming that no relocation of main stream is under design at present.
2. The main stream is one under consideration in the overall examination by the U.S. Department of Agriculture and will, in all probability, be under regulatory procedure when and if streambelt legislation is adopted by the City. All ramifications should be reviewed before permission is granted for filling of areas adjacent to stream.
3. Contemplated fill areas, per accompanying letter of the engineer, should be designated as to location and proposed final elevation.
4. Spot elevations along stream bed, especially where entering and leaving site and at middle of each lot, would be feasible to act as controls should course be altered by relocation and filling operations.
5. We are assuming this to be a preliminary plan of the project and a final submittal may show some of the items annotated herein.

This office is available to discuss any of the above comments at your convenience.

Yours truly yours,

John C. O'Brien, Director of Public Works

Police Department
January 13, 1973
Re: 6 lot subdivision on
Prout Road and Millbrook Road.

POLICE DEPARTMENT

Dear Sirs:

With reference to the proposed six (6) lot subdivision located on the northwest corner of Millbrook Road and Prout Hill Road, the Traffic Division recommends the approval. No serious traffic problems are foreseen at this time.

Very truly yours,
Eugene B. Rame, Chief of Police
James Genovese, Traffic Lieutenant

ADJOURNMENT 8:20 P.M.

ADJOURNMENT

Respectfully submitted:

Althea Rinaldi, Recording Sec'y.

Ralph M. Shaw, Chairman
COMMISSION ON THE CITY PLAN
AND ZONING

AS SUBMITTED TO THE COMMISSION
FOR APPROVAL