

COMMISSION ON THE CITY PLAN
PUBLIC HEARING - COUNCIL CHAMBERS, OLD MUNICIPAL BUILDING
THURSDAY, FEBRUARY 19, 1959

The hearing was called to order at 7:30 by the Chairman, and on motion made, seconded, and unanimously voted, immediately adjourned to the Mayor's office as the Council Chambers were without heat or ventilation.

Present were Commissioners I. Robert Traverse, Chairman, William Warshauer, John Higgins, Seb Passanesi, Joseph Misenti, Arthur Dillon and Dr. Hill.

Agenda for this meeting is as follows:

PROPOSED SUBDIVISION OF MORRIS HAFTEL - "DEERFIELD ACRES, PART II" - INVOLVING

A certain piece or parcel of land situated easterly of the east side of Camp Street, in the Town of Middletown, County of Middlesex, and State of Connecticut, and bounded and described as follows:

Northerly by other land of Morris Haftel, Trustee, and by land of Middletown Estates, Inc., partly by each;
Easterly by land of Middletown Estates, Inc.;
Southerly by land of Herman C. DeMerchant and Marion H. DeMerchant; and
Westerly by land of Alfred and Connie Salafia, and other abutments who have been notified by Registered Mail, and by other land of Morris Haftel, Trustee.

The petitioner was represented by Attorney Aaron J. Palmer, who submitted plans of the subdivision and informed the Commission that three copies have been filed and he had been asked to file three more which would be done.

The location of the land was described as it appears in the agenda, and it was stated that on the west side of the land there are now nineteen (19) houses; actually only thirteen of them abut this subdivision.

On the east side of this property is the Middletown Estates, which is the new shopping center. Attorney Palmer stated there are 53 lots in this plan numbered from 21 to 73. Each lot contains a minimum area of 20,000 square feet and has a frontage of 100 feet. Each lot will have city water and city sewer (no septic tanks are planned for this development). Water connection will be made to the main on Camp Street. At Hickory Circle there is a header of 6"; storm and city sewers are available at Hickory Circle. Sewer line runs between lots 30 and 35 and continues to the south across land of D. C. DeMerchant and Franco's Recapping Service. Mr. DeMerchant and Mr. Franco have signed easements to the City of Middletown for these two sewers. It is proposed that the roadway shown on the map, Hickory Circle and Westfield Terrace, will be to city specifications. At this point Attorney Palmer asked that Mr. Helfgott, the engineer, supplement his remarks regarding technical aspects of this petition.

Mr. Helfgott said that he would like to make one more correction on the map; while the plan calls for a 6" water main, an 8" was installed. The Chairman asked if this would be corrected on the filed plans and was assured that it would be and the Water Department is already aware of it. He further stated that there is a proposal before the city for an extension of sewer on Washington Street from which there will be a further extension to this property.

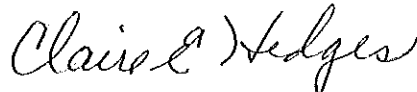
In answer to a question from the floor regarding curbs and sewers, Mr. Helfgott stated that the map shows 30" approved width of road and shoulders with sanitary sewers, and everything will be done to city specifications. He said that as far as the condition of Camp Street is concerned, that is a city street and he said we have no business going into that now. He said the Commission would not approve a new road without sewers.

Mr. Passanesi asked if the storm sewer ends at lots 34 and 35. Mr. Helfgott said that was correct as there is a natural water course which they intend to maintain at lot 34.

In answer to a question from Robert Stielau regarding the profile of the land, Mr. Helfgott said that the map shows the present and proposed grading lines. At the Camp Street side there is no change. The land will continue to slope away from the property at that point.

As there were no further questions, the public hearing was adjourned at 8:00 o'clock.

Respectfully submitted,



Claire E. Hedges
Secretary

COMMISSION ON THE CITY PLAN

February 19, 1959

EXECUTIVE SESSION

Dr. Hill appeared informally before the Commission and requested approval of the Commission of the Redevelopment Plan, as it is now constituted, in order to comply with the requirement of State law that the Redevelopment Agency ask approval by the Commission on the City Plan before proceeding further. It was explained that this approval covers only the use of the site for retail commercial buildings, to an area of 66,000 square feet, but does not cover the actual buildings, design, etc. In other words, what was requested was a confirmation of the zoning of the area.

There was some discussion of the actual use of the site, and Dr. Hill stated that three public hearings could be held, by the three agencies involved, and the public would have three opportunities to be heard on the subject.

Motion was made and seconded that:

The Commission on the City Plan finds the Redevelopment Plan in conformance with the General Plan and hereby approves the Redevelopment Plan.

It was so voted.

The Chairman appointed a committee of three commissioners to ascertain that each required performance bond is properly filed, and report back to the Commission that such has been done. The Committee: Commissioners Arthur Dillon, James Higgins, and Joseph Misenti. It was felt that each bond should be presented to and approved by the Commission and the Town Counsel and should not be released until the work has been inspected and approved by proper authority.

The first Thursday in March, March 5th, was set as the hearing date for Milardo Circle.

The Secretary was instructed to write to Attorney Aaron J. Palmer that preliminary approval was granted for the development of Deerfield Acres, Part I, contingent upon the submission of two copies of a performance bond. This was done on February 20th.

There was some discussion of the salary to be paid to the City Planner. It was stated that Mr. Ralph Gustafson now receives an hourly rate, and this is to remain in effect until the next meeting.

The session adjourned at 9:45.

Respectfully submitted,

Claire E. Hedges

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Secretary