

COMMISSION ON THE CITY PLAN - PUBLIC HEARING - THURSDAY, MARCH 5, 1964 - 7:30 P.M. -  
MAYOR'S CONFERENCE ROOM (205-206) - MUNICIPAL BUILDING - MIDDLETOWN, CONNECTICUT

Present: Mayor John S. Roth  
John J. Higgins, Chairman  
Helene B. Warner, Secretary  
Seb J. Passanisi  
Nathan Shapiro  
William P. Spear  
I. Robert Traverse  
William Anderson, alternate member, not sitting in official capacity  
Robert Steinhilber, alternate member, not sitting in official capacity

Absent: None

Also

Present: B. Ralph Gustafsson, City Planner, Petitioners and Counselors, and approximately eight members of the public.

The meeting was called to order at 7:35 P.M. by the Chairman.

CHM.HIGGINS: It is beyond 7:30 and I'll call this meeting of the City Plan Commission to order and I'll ask Miss Warner, the secretary, to read the agenda and the first item on the agenda for consideration.

COMM.WARNER: City Plan and Zoning Commission, Public Hearing on Thursday, March 5, 1964, 7:30 P.M. Mayor's Conference Room 205 and 6, Municipal Building, Middletown, Connecticut.

As the Planning Commission, I to consider a twelve-lot subdivision entitled "Westfield Manor - Part II, Carl Pitruzzello, subdivider, and located on the northeasterly corner of the intersection of Westfield Street and East Street. Counsel - Harry Hagel, Attorney at Law, 1 MacDonough Place, Middletown, Connecticut.

CHM.HIGGINS: Anybody here wish to be heard on this petition. While waiting Miss Warner would you read the comments by the Department of Public Works and by the, I'll pass them to you, this is from the Public Works.

COMM.WARNER: From the Department of Public Works to the City Plan Commission, Municipal Building, Middletown, Connecticut.

Gentlemen: In regard to Westfield Manor Estates Part II Westfield and East Streets.

Gentlemen:

In review of submitted subdivision, "Westfield Manor Estates, Part II, the following comments are offered:

1. Boundstone should be placed on northwest corner of street intersection at Station 0+0 of Meadowood Drive.
2. Boundstones should be placed at point of curvature opposite Station 3+91.62 on both sides of street.

3. Boundstones should be placed at point of curvature at Station 4+83.45 on east side of street.
4. Boundstone should be placed at point of tangency at Station 6+25.83 on both sides of street.
5. Boundstones should be placed at points of curvature or tangency on all small (10') radius curves at street intersections.
6. Boundstone should be placed at point of tangency at Station 1+13 on east street line of Meadowood Circle.
7. Boundstone should be placed at point of tangency at Station 1+25.30 on west street line of Meadowood Circle.
8. Boundstones should be placed at points of curvature at Station 2+55.29 on both street lines of Meadowood Circle.
9. Boundstones should be placed at points of tangencies at Station 2+82.13 on both street lines of Meadowood Circle.

Since water and sewer are not present no comment can be made with regard to these. For any further explanation of these comments please feel free to contact this office. Very truly yours, Joseph L. Rosano, Supt. Public Works.

CHM.HIGGINS: Please read this communication from the Board of Health into the records.

COMM.WARNER: To City Plan and Zoning Commission, From the Health Department, March 4, 1964.

Following is a report from the Dept. of Health on the two applications which will be presented at a hearing before your Commission on March 5, 1964.

1. Westfield Manor - Part II subdivision.

The Dept. of Health is unalterably opposed to the erection of subdivisions of this type when both sanitary sewers and public water supply are lacking.

Since no data have been submitted by the developer to indicate that the proposed development will be served by a public water supply, it is assumed that each of the proposed 12 dwellings will have its own well. Recent reports have shown that detergents from laundry wastes in private underground sewage disposal systems have been recovered from wells at distances greater than the arbitrary 75 ft. which it has been the custom to allow between a well and any part of any sewage disposal system. It is reasonable to assume that when 12 or more, if neighboring houses are included, individual sewage disposal systems are interlaced with an equal number of wells, that it would not be too long before the tenants in the new houses would be drawing a glass of water with a foamy head on it from the presence of detergents.

Since the city water main is not too great a distance away from the proposed development, it is suggested that developer look into the extension of the city water supply line to his development.

Before giving even preliminary approval to the sewage disposal potential of the plot of land in question, it will be necessary for the developer to consult us with a view to having a number of test pits dug on the premises so that we might learn something about the type of soil to a depth of 10 feet and the depth of the ground water level.

Do you want me to read the second one?

CHM.HIGGINS: No the second we will refrain from reading until we get to the second

petition. I'm sorry we started before you were here Attorney Hagel but we didn't know that you were the representative. Is there comments you wish to make on this now.

ATTY.HAGEL: No, I don't with what the Health Department has in mind in respect to the fact - - -

CHM.HIGGINS: Pardon me, I don't mean in respect to this particular reading, I mean on the subdivision as a whole from your standpoint, for the petitioner, for the subdivision.

ATTY.HAGEL: Well this subdivision that was presented conforms in all respects except for some, maybe minute indictio of engineering that might be omitted presently as Mr. Rosano indicated which certainly will be supplied as the road is being built and things like that. But otherwise it is, it conforms in all respects as I understand it to the requirements of the Zoning and Planning Commission and to the subdivision requirements as far as area goes, in the Town of Middletown. Now if these requirements consisted of matters not related to just square footage area and things like that it would appear to me that perhaps there might be some discussion but as I understand it so long as the developer submits a plan that is consistant with all of the requirements of the Planning Commission rules and the Zoning and Planning rules of the subject town that other matters such as leaching field consistancy and things like that is a matter for a later discussion as to each individual permit being issued. I feel that right now we are here on the merits of the plan submitted, naturally when this thing moves along if there are some areas that might show a danger to health I think it is up the Health Department or anyone connected with the welfare of the city should intercede and do something about it, but I don't know at this point whether or not there is anything I can add except that we have here with, a subdivision plan which a great deal of time and effort has been put into its layout, the engineering firm of Radcliffe and Ross, of which Mr. Fred Radcliffe is present this evening is here to defend the make up of the subdivision plan and I would urge the Commission to consider it and to approve it as it is layed out. I wish to state further that the actual approval is only of the rear lots, the first, the first numerically five lots is indicated here are all ready approved lots on a previous subdivision plan which is on file with the Town Clerk's office so in reality we are talking about the rear 12 lots.

CHM.HIGGINS: Thank you, Mr. Hagel. Is there anybody else who wishes to speak on this petition.

AL RASCH: I would like to ask him the depth of one of those rear lots, is very narrow, now that lot doesn't seem as though it is 50 feet wide and putting leaching ditches is going to run into my orchard.

ATTY.HAGEL: Where

AL. RASCH: Right there, where you have your finger

ATTY.HAGEL: This one

AL RASCH: Right. In other words you are distorting your lots at one time we tried to get a uniform lot so that the well would be away from the septic tank but now you are distorting them, your stretching them out and making them longer cutting them in and that's an awful looking lot as far as a rectangle or a square is concerned, it doesn't look sufficient depth to me.

ATTY.HAGEL: Well Mr. Rasch, if you are referring to lot number 9

AL.RASCH: Right.

ATTY.HAGEL: That lot is more than twice the minimum square foot area required

AL RASCH: But in depth, if you put a house in there off of the road where is it going to set, practically on the line.

ATTY.HAGEL: Well if you step up here a house according to the regulations set forth by the, can sit anywhere in this area. Now this is a huge area, this is 25 feet from the line a house can be anywhere from this point.

AL RASCH: This one here is 10, here's another one

ATTY.HAGEL: Oh. Lot 10, well you were concerned with your orchard I thought not Mr. - - -

(Everyone talking and studying the map)

AL RASCH: I was just wondering this one doesn't look like 50 feet to me

ATTY.HAGEL: This one doesn't

MAYOR ROTH: There is 40 feet to an inch

AL RASCH: 40 feet to an inch

UNKNOWN SPEAKER: That's what the scale says,

AL RASCH: That's about 2 so it is 80 feet

ATTY.HAGEL: That's between these 2 lines, Mr. Rasch, now between here and here which is the entire lot is considerably more, in other words this is your lot line here

(Atty. Hagel refers to map with Mr. Rasch)

AL RASCH: Right

ATTY.HAGEL: This is where the house can fit, anywhere in here

AL RASCH: I realize that it is going to sit on the road because you can't build it down here

ATTY.HAGEL: No it is going to sit somewhere down here so you got 20 and 25 and you have probably 175 feet depth

AL. RASCH: If it is 175 feet, it is good

ATTY.HAGEL: Yes, I think if you want to put a rule on it

CHM.HIGGINS: Well any lot that doesn't meet the requirements will be turned down anyhow, so I mean that's up to the City Planner

AL RASCH: It does fit, they are fitting the requirements on the number of square feet, he's putting up a good home, there's no objection to it, the way he's allowing those back lots, it doesn't look as though it is too deep.

ATTY.HAGEL: No, I think this is almost 175 or 180 feet altogether which is a substantial size lot when it is approximately 600 feet wide.

CHM.HIGGINS: Anybody else wish to be heard on this petition. Well hearing no further comments I'll call the hearing on the first item on the agenda "Westfield Manor" closed. And now we will consider the second item on the agenda which is "McConochie" Jesse F. and Mary T. McConochie. Will you please read that particular - - -

COMM.WARNER: Number 2, to consider a one-lot subdivision entitled "McConochie", Jesse F. and Mary T. McConochie, subdividers, and located on the north side of Plumb Road, west of East Street.

CHM.HIGGINS: Anybody here wish to be heard on this petition, is there any information from the

COMM.WARNER: He's taken it but as I recall there is no comment.

CHM.HIGGINS: Would you please read this into the record.

COMM.WARNER: The first one is from the Department of Public Works to the City Plan Commission in regard to "McConochie Subdivision", Plumb Road.

Gentlemen:

Since this is only a single lot type of subdivision with no existing utilities, this office can offer no comments.

Approval is herewith recommended for the concerned subdivision. Very truly yours,  
Joseph L. Rosano, Supt. Public Works.

This next one is from the Health Department to the City Plan and Zoning Commission,  
One-lot McConochie subdivision:

No objection is presented by the Department of Health on this one-lot application.  
M.L. Palmeri, Director of Health.

CHM.HIGGINS: Anybody else wish to speak on this petition. Hearing no further comment I'll declare this hearing closed.

The meeting adjourned at approximately 7:55 P.M.

Respectfully submitted:

*Barbara Davis*  
Barbara Davis, Recording Secretary

COMMISSION ON THE CITY PLAN - ACTING AS THE ZONING COMMISSION - EXECUTIVE SESSION  
THURSDAY, MARCH 5, 1964 - CITY PLAN OFFICE - MUNICIPAL BUILDING - MIDDLETOWN, CONNECTICUT

Present: Mayor John S. Roth  
John J. Higgins, Chairman  
Helene B. Warner, Secretary (acting only on Ziamba and Top Soil, Peat Moss,  
and Gravel petitions)  
Seb J. Passanesi  
Nathan Shapiro  
William P. Spear  
I. Robert Traverse (acting only on Ziamba and Top Soil, Peat Moss and  
Gravel petitions)  
William Anderson, alternate member - sitting partly in official capacity.  
(acting only on Barillari and Stepanski, Cameron and DiMauro petitions)  
Robert Steinle, alternate member - sitting partly in official capacity.  
(acting only on Barillari and Stepanski, Cameron and DiMauro petitions)

Absent: None

Also

Present: B. Ralph Gustafson, City Planner

The meeting was called to order by the Chairman at approximately 8:25 P.M.

The following items were discussed and/or acted upon:

1. After a lengthy discussion on the "Ziamba" change of zone petition, the Commission, on motion of Commissioner Spear, seconded by Commissioner Warner, unanimously disapproved said petition. Disapproval was based on the inadequacy of existing street layouts and by adding a high density use to said area at this time, the new traffic would thus endanger the safety of the neighboring area. However, when a street layout has been completed between Sand Hill Road and Randolph Road, the Commission could then reconsider a request for a high density use in said area.
2. On motion of Commissioner Anderson, seconded by Commissioner Steinle unanimous approval was granted for the "Barillari - Stepanski" change of zone petition.
3. After due discussion, the Commission, on motion of Commissioner Steinle, seconded by Commissioner Anderson, unanimously disapproved the "Cameron - DiMauro" change of zone petition. The Commission's reason for disapproval was based on the fact that even though the Interim General Plan indicates that a Commercial use could be permitted within said area, the intent of said area was not for an all purpose Commercial use, rather a light, to light - medium Commercial use. The Commission felt that not until more specific commercial use zoning could be established, said area would have to be denied of said change at this time. In other words, the present regulations of a Commercial zone permits any and all types and forms of commercial uses, of which a great number of these uses could be a definite detriment to the general neighborhood.

EXECUTIVE SESSION

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4. As the last item of the evening, the Zoning Commission reviewed the proposed Top Soil, Peat Moss, Sand and Gravel regulations with proposed modifications and on motion of Commissioner Spear, seconded by Commissioner Shapiro, the Commission unanimously approved the Top Soil, Peat Moss, Sand and Gravel regulations, contingent that a ruling of the legality be made by the Corporation Counsel of paragraph "h", which paragraph refers to legally established pits in existence and that the operator of such pits conform to the above mentioned regulations within a 6 month period.

The meeting adjourned at approximately 9:30 P.M.

Respectfully submitted:

*Helene B. Warner* (10)  
Helene B. Warner, Secretary  
City Plan and Zoning Commission

COMMISSION ON THE CITY PLAN - ACTING AS THE PLANNING COMMISSION - EXECUTIVE SESSION  
THURSDAY, MARCH 5, 1964 - CITY PLAN OFFICE - MUNICIPAL BUILDING - MIDDLETOWN,  
CONNECTICUT.

Present: Mayor John S. Roth  
John J. Higgins, Chairman  
Helene B. Warner, Secretary  
Seb J. Passanesi  
Nathan Shapiro  
William P. Spear  
I. Robert Traversee  
William Anderson, alternate member - not sitting in official capacity  
Robert Steinle, alternate member - not sitting in official capacity

Absent: None

Also

Present: Mr. Joseph Masselli and B. Ralph Gustafsson, City Planner.

The meeting was called to order by the Chairman at approximately 8:05 P.M.

The following items were discussed and/or acted upon:

1. First the Commission acted on the land and flowage rights at Crystal Lake as required by Section 8-24 of the General Statutes of the State of Connecticut. On motion of Commissioner Spear, seconded by Commissioner Warner, unanimous approval was granted for the City of Middletown to purchase land and flowage rights at Crystal Lake from the Russell Manufacturing Company.

2. On motion of Commissioner Shapiro, seconded by Commissioner Passanesi, the Commission approved the reduction of a performance bond for subdivision "Monarch Gardens" from \$36,000.00 to \$17,500.00.

3. Next the Commission discussed a recommendation that all mail addressed to the Commission or the Chairman be mailed directly to the City Plan Office, rather than to the home address of the Chairman.

The meeting adjourned at approximately 8:25 P.M.

Respectfully submitted:

*Helene B. Warner (S)*

Helene B. Warner, Secretary  
Commission on the City Plan