

EXECUTIVE SESSION - CITY PLAN AND ZONING COMMISSION, WEDNESDAY, MARCH 29, 1961.

PRESENT: Commissioners I. Robert Traverse, Chairman; Arthur Dillon, Secretary, James J. Higgins and Joseph Misenti

ALSO

PRESENT: B. Ralph Gustafsson.

ABSENT : Commissioners Sebastian Passanesi and William Warshauer.

The meeting was called to order at 7:45 P.M. by the Chairman, I. Robert Traverse.

The following items were discussed and acted upon:

- 1. INFORMAL MEETING WITH MR. HUBBARD, REPRESENTING MR. CLARKE AND MR. McCONOCHIE:

The meeting concerned a certain parcel of land presently owned by Mr. McConochie. Said Mr. McConochie, the original land owner, sold one parcel of land to a Mr. Miller back in 1956, and is now planning to sell another parcel of land to a Mr. Clarke. Said parcel to be sold to Mr. Clarke would constitute the third division of the original parcel which automatically would be considered as a subdivision (State Enabling Legislation - Chapter 126 of General Statutes - "SUBDIVISION" means the division of a tract or parcel of land into three or more parts or lots for the purpose, whether immediate or future, of sale or building development....) The Commissioners unanimously agreed that said Mr. McConochie, in the event that a sale would take place, would have to follow subdivision procedures and regulations, or that he could, if a hardship to the use of his land was evident, apply for a variance from the Zoning Board of Appeals. The question of a ruling by the Corporation Counsel was brought up, but Mr. Gustafsson reported that on March 21, 1961 he had met with Mr. Fortuna, present Corporation Counsel, and discussion of the matter in question took place. Mr. Fortuna said and ruled that a third division of property constituted a "subdivision".

- 2. SUBDIVISION "SHARON PARK DEVELOPMENT - PART II":

The Commissioners, after viewing plans of Sharon Park Development, Part II, and having a discussion of the request of the petitioner, on motion of Commissioner Misenti, seconded by Commissioner Dillon, unanimously approved the construction of 13 homes on the north side of Mile Lane. An approval of the construction of 3 additional homes on the said street was also approved, contingent that subdivider provide an extension of sanitary sewer on said Mile Lane and an additional manhole as shown on plans submitted by the subdivider, providing that the subdivider SUBMIT TO THE CITY PLAN AND ZONING COMMISSION A MAP SHOWING THE EXACT NUMBER AND LOCATION OF HOMES OF PART - IA (South side of Mile Lane) AND PART - IIA (North side of Mile Lane) THAT WILL BE SERVICED BY THE TWO PROPOSED SEPTIC TANKS (50 homes each). Mile Lane is an accepted city thoroughfare.

The meeting was adjourned at 8:00 P.M.

RESPECTFULLY SUBMITTED:

B. Ralph Gustafsson
 B. RALPH GUSTAFSSON, City Planner