

COMMISSION ON THE CITY PLAN - PUBLIC HEARING - THURSDAY, APRIL 2, 1964
7:30 P.M. - MAYOR'S CONFERENCE ROOM (205-206) - MUNICIPAL BUILDING - MIDDLETOWN, CONN.

Present: John J. Higgins, Chairman
Helene B. Warner, Secretary
Seb J. Passanesi
Nathan Shapiro
William P. Spear
I. Robert Traverse
Robert Steinle, alternate member

Absent: Mayor John S. Roth
William Anderson, alternate member

Also

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

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

CHM.HIGGINS: It is 7:35, the meeting was called for 7:30, sitting as the Planning Commission, I will call this meeting to order and I will ask the secretary, Miss Warner, to read the call of the meeting.

COMM.WARNER: City Plan and Zoning Commission, Public Hearing, Thursday, April 2, 1964, 7:30 P.M. Mayor's Conference Room (205-206), Municipal Building, Middletown, Connecticut.

As the Planning Commission, to consider an eleven-lot subdivision entitled "Maple Shades - Part II", Thomas E. Wilcox and Richard H. Wilcox, subdividers, and located on the westerly side of Maple Shade Road, between Randolph Road and Kelsey Street. Counsel - John F. Pickett, Jr., Attorney at Law, 164 Court Street, Middletown, Connecticut.

CHM.HIGGINS: Read the legal notice

COMM.WARNER: A legal notice of this Public Hearing was published in the Middletown Press on March 25, 1964. Any and all persons interested may appear and be heard. All abutting property owners have been notified by Certified Mail. Prints of the proposed subdivision have been transmitted to the Department of Public Works and the Department of Public Health for their study. John J. Higgins, Chairman, City Plan and Zoning Commission.

CHM.HIGGINS: Here's comments from the Department of Public Works, Miss Warner will you read that into the record, please.

COMM.WARNER: March 26, 1964, City Plan Commission, Municipal Building, Middletown, Connecticut, re: "Maple Shades - Part II". Gentlemen: The only comment to be offered is the following : 1. Building lines should be extended on both sides of street to Maple Shade Road. Please contact this office if further information may be desired. Very truly yours, Joseph I. Rosano, Supt. of Public Works.

CHM.HIGGINS: And this is the comments from the Department of Public Health, Miss Warner will also read this into the record.

COMM.WARNER: March 25, 1964. City Plan and Zoning Commission, Middletown, Connecticut. Gentlemen: This is in regards to "Maple Shades" Subdivision Gentlemen:

Inasmuch as the plans for this 11 lot subdivision call for the use of a sanitary sewer, the Health Department gives it approval to this subdivision as planned. Very truly yours, M. L. Palmieri, M.D. Director of Health.

CHM.HIGGINS: Thank you, Miss Warner. Anybody wish to be heard on this subdivision, please state your name.

ATTY.PICKETT: My name is John F. Pickett, an attorney in the firm of Dzialo, Pickett, Allen and Hurney, representing the petitioners Thomas Wilcox and Richard Wilcox, You have before you the subdivision plan of the proposed subdivision off Maple Shade Road, in the sake, for the sake of brevity I shall point out the following: there is a quorum here tonight, number 1 and number 2, that the advertising has been, the notice of this was legally advertised. The subdivision is relatively simple, I think it is self explanatory by looking at the proposed map and profiles, I believe that all the requirements have been met with regard to the requirements of the Subdivision Regulations , all of the exhibits requested have been submitted, I do acknowledge the fact that the City Planner, Ralph Gustafsson asked for additional information on the subdivision map, the maps were revised to show the requested information and I believe that as the secretary pointed out the appropriate utilities are available, the building lines as requested by Mr. Rosano will, of course, be met the, in Mr. Gustafsson's letter reference was made to the reservation of an area for park and recreation facilities pursuant to the Subdivision Regulations, I submit that this would be impractical as far as the maintenance of such an area by the City of Middletown, particularly in view of the fact there is a park and recreational facility namely a playground at Long Hill School within a very short distance just about across the highway from the proposed subdivision. I believe that's all, of the lots, I know the lots are of the appropriate size, the maps that are submitted are prepared in accordance with the Regulations and again for the sake of brevity, I don't believe that there are any further exhibits that are required till such a time as the subdivider plans to open this up and, of course, at that time we will furnish the City of Middletown with the usual performance bond or cash deposit as required by the appropriate ordinances by the City of Middletown. I don't mean to be abrupt but for the sake of brevity I will be happy to answer any questions of this body or anyone else.

CHM.HIGGINS: Thank you, Attorney Pickett. Anyone else wish to be heard on this subdivision. Well hearing no further comments, I'll declare this hearing closed.

The meeting adjourned at approximately 7:40 P.M.

Respectfully submitted:


Barbara Davis, Recording Secretary