

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

Present: Mayor John S. Roth
William P. Spear, Vice-Chairman
Nathan Shapiro
I. Robert Traversae
William Anderson, alternate member, sitting in official capacity
Robert Steinle, alternate member, sitting in official capacity
Carmelo J. Mazzotta, Jr., alternate member, sitting in official capacity
(Vice-Chairman Spear appointed alternate member Anderson to act in
behalf of Chairman Higgins, alternate member Steinle to act in
behalf of Secretary Warner and alternate member Mazzotta to act in
behalf of Commissioner Passanesi.)

Absent: John J. Higgins, Chairman
Helene B. Warner, Secretary
Seb J. Passanesi

Also

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

The meeting was called to order by the Vice-Chairman at approximately 7:32 P.M.

COMM. SPEAR: It is after 7:30 and we will open this hearing. If you give me
your attention I'll read the legal call. Sitting as the Planning Commission,

(1) to consider an eighteen-lot (18) resubdivision entitled "Westfield Manor -
Part III", 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 - and

(2) to consider a four-lot (4) subdivision entitled "Oakliff", Edward W. and
Marion F. Feltel, subdividers, and located on the westerly side of Bartholomew
Road, between New Route 9 and Byrd Road. Counsel - None.

A legal notice of this Public Hearing was published in the Middletown Press
on Wednesday, April 29, 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 subdivisions 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

Does somebody wish to be heard on number 1.

ATTY. HAGEL: Yes, Mr. Chairman, members of the Commission, my name is Harry
Hagel and I practice law in Middletown. I'm here representing Mr. Carl Pitruzzello

COMMISSION ON THE CITY PLAN

- 2 -

concerning the resubdivision known as "Westfield Manor Estates", we have on the plan as revision of parts I and II, I see you have revision of part 3 in the notice and in connection with this there are 19 lots altogether of which 5, I believe, which would be numerically numbers 1, 16, 17, 18 and 19 are already on an approved subdivision which was approved by this Body some 3 or 4 months ago, I believe and since then there have been certain revisions of the interior area and I feel that it is probably in good engineering and good legally to have the entire map here in a complete revision which incorporates the previous 5 lots that were approved and also the lots that approval is requested tonight before this Body. Now as you will note in reference to this we have a proposed road known as Meadowood Drive and there is a lane off to the west thereof called Meadowood Lane. The 19 lots are all in excess of 20,000 square feet and they will be serviced by these 2 roads in addition to the 5 lots that are on Westfield Street and East Street, respectively.

COMM. SPEAR: Anybody else wish to be heard on this particular item.

MRS. BUMSTEAD: May I ask just one question.

COMM. SPEAR: Certainly.

MRS. BUMSTEAD: My name is Phyllis Bumstead and I own the property ...

COMM. SPEAR: Mrs. Bumstead would you please come up so we can get a record of this, we have a mic (microphone) here.

MRS. BUMSTEAD: I'm sorry, and the property, that's right by Mrs. Moody and I just have a question. This is my first venture into property owning and if you put this road along the side that gives us more frontage, right, and

COMM. SPEAR: Well you merely make the statement, Mrs. Bumstead, and we'll listen.

MRS. BUMSTEAD: Oh, I see, I'm sorry, I'm asking a question I'm not making a definite statement, I want to know if the road is going along side of our property.

COMM. SPEAR: Ask the question of Attorney Hagel.

ATTY. HAGEL: I think that Mrs. Bumstead, is that, is referring to the parcel of land which is designated as now or formerly of Elizabeth R. Moody.

MRS. BUMSTEAD: That's right.

ATTY. HAGEL: Which is at the intersection of Westfield Street and the proposed Meadowood Drive and I think her question might be relative to the fact with Meadowood Drive going along the easterly portion of her property, do you have

COMMISSION ON THE CITY PLAN

- 3 -

more frontage, is that

MRS. BUMSTEAD: Right.

ATTY. HAGEL: I imagine that your frontage is still considered, your house is on Westfield Street, in other words, you have a corner lot, yes, if that answers your question, yes, you have a corner lot instead of an interior lot if this subdivision is approved.

MRS. BUMSTEAD: Right, fine.

COMM. SPEAR: Does that answer your question, Mrs. Bumstead?

MRS. BUMSTEAD: Yes, thank you.

COMM. SPEAR: Your entirely welcome. Anybody else wish to be heard?

AL RASCH: I want to know about the water, Harry, where are you getting it from?

COMM. SPEAR: Would you please come up and ask the question so we'll have the record.

AL RASCH: The Health Officer refused the

COMM. SPEAR: Would you give us your name, please.

ALFRED RASCH: Al Rasch, East Street. The Health Officer refused to give them the right to build this 15 lot subdivision so he said they wanted City water, I was wondering where are they going to get the water from for this development.

ATTY. HAGEL: Well, I believe that the matter has been taken up with the Department of Health and insofar as I am aware the Department of Health has not rejected this type of plan when this plan calls for individual wells.

AL RASCH: That's what I wanted to know, another thing is, this is a dead-end street.

ATTY. HAGEL: This is what you are referring to for the record is the northerly end of Meadowood Drive which has an indicated turn-around which is proposed for this present layout. Now in accordance with the recommendations of the Planning Commission and I believe that this Commission is aware of it and maybe Al your not, what we are doing is leaving an access to your property on the south side of your property which in the future if you choose to sell your property to some developer or if you choose to develop it yourself you can then tie into this road, otherwise, it's just a turn-around area, in other words that's in accordance with the, as I understand it the recommendations of planning nowadays, is to try to acquire outlets for property that otherwise would be blocked off from the highway.

COMMISSION ON THE CITY PLAN

- 4 -

AL RASCH: The reason I ask about the water, I put a fire pump around the . . . below and you wouldn't have enough pressure to push it up over the hill in case you are trying to do that.

ATTY. HAGEL: Well, thank you, Al.

COMM. SPEAR: Anybody else wish to be heard on this item, if not we will declare that item closed.

ATTY. HAGEL: Thank you, Gentlemen.

COMM. SPEAR: Okay, and take up item number 2, is anybody here like to be heard on item 2 which is the "Oakcliff" subdivision. Nobody wants to be heard on this item, if not we will declare this section closed.

The meeting adjourned at 7:40 P.M.

Respectfully submitted:

Barbara Davis
Barbara Davis, Recording Secretary