

COMMISSION ON THE CITY PLAN AND ZONING - PUBLIC HEARING - WEDNESDAY
MAY 9, 1973 - 7:30 P.M. - MUNICIPAL BUILDING - COUNCIL CHAMBER,
DEKOVEN DRIVE - MIDDLETOWN, CONNECTICUT

Ralph H. Shaw, Chairman
Robert F. Chamberlain, Vice-Chairman
David B. Mylchreest, Secretary
Seb Passanesi
Eric Lowry
George Augustine, Alternate
Gerald J. Lentini, Alternate

COMMISSION MEMBERS
PRESENT

Fredrick Congdon, Alternate

MEMBERS ABSENT

George A. Reif, Director
Catherine V. Raczka, Ass't Director
Althea Rinaldi, Recording Secretary

STAFF

Emile E. Wilderman, Robert W. & Ester J.
Anderson, Frank A. & Mary Walczak, Salvatore
B. & Tina M. Cannata, all representing Dorothy
Drive & Fowler Avenue resubdivision. Sherman
Beinhorn, Reporter Middletown Press. Approx-
imately 24 members of the public at large.

OTHERS

CHM. SHAW:

I'd like to call the meeting to order of the
Commission on the City Plan and Zoning. We'll open,
as is our custom, and the first meeting of the month
will be a Public Hearing. We have a single item to-
night. I'll ask our Secretary to read the notes.

SEC'Y MYLCHREEST:

THE MIDDLETOWN COMMISSION ON THE CITY PLAN AND
ZONING WILL HOLD A PUBLIC HEARING ON MAY 9, 1973
STARTING AT 7:30 P.M. IN THE COUNCIL CHAMBERS OF
THE MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN,
CONNECTICUT, to consider:

1. Proposed resubdivision of four (4) lots
facing Dorothy Drive and Fowler Avenue by
Emile E. Wilderman, Robert W. & Ester J.
Anderson, Frank A. & Mary Walczak, and
Salvatore B. & Tina M. Cannata, owners.
Any and all persons interested may appear
and be heard.

LEGAL NOTICE OF DOROTHY
DRIVE AND FOWLER AVENUE

CHM. SHAW:

Thank you, you've heard the notice as it appeared, as it
is required in the Press. I will ask that the proponents
for this particular subdivision request speak first and
any who have anything to say in favor of this particular
proposition and after that we'll ask for any who might be
in opposition to it. Now who wishes to speak presenting
this particular application? Is there anyone here? You
will have to come forward please, and identify yourself
for the records so that we'll have it on the official tape.

SALVATORE CANNATA:

Salvatore Cannata, I live on Fowler Avenue, I'm one of the ones that want this subdivision. The purpose is not to build on it in the immediate future but in time we may desire to. This is my request and also the other three. I don't think that at this time it would interfere with anything or anybody in that area. This is about all I have to say.

CHM. SHAW:

Do you have any maps or anything to show us.

MR. REIF:

The maps are over here on the wall. Possibly if some member of the group could.....

CHM. SHAW:

Can you identify for us what this entails?

MR. CANNATA:

Yes, this is Fowler Avenue over here and Dorothy Drive is down here. The four lots that are indicated one, two, three and four. Now we own from Fowler Avenue to Dorothy Drive, and we ask permission to split the two and make another building lot back here.

CHM. SHAW:

What are the approximate dimensions of the property?

MR. CANNATA:

They range from 86, 87, 86, 87.4, 86, 87.4 88, and 89 feet.

CHM. SHAW:

And how deep are they?

MR. CANNATA:

They're 100 to 107 feet.

CHM. SHAW:

To the middle line are you talking about now?

MR. CANNATA:

That's right.

CHM. SHAW:

Any questions?

COMM. AUGUSTINE:

I think you want the full depth of the lots as they are.

CHM. SHAW:

Any other questions?

MR. REIF:

Can you point out where these four lots are on the upper map which shows the general area? They are outlined in red.

MR. CANNATA:

I would say approximately the center of Fowler Avenue and Dorothy Drive, right in here.

MR. REIF:

One of the points you are all making is the nature of the other lots that are in that general area.

MR. CANNATA:

Yes, right back here.

MR. REIF:

What is the situation of the other lots in the area? How do they differ from your four lots?

MR. CANNATA:

Well they go from 100 to 110 then they come down to 38.2, 50, 50 feet. Ours are much bigger than that.

CHM. SHAW:

Are any of those Dorothy Drive lots, which would be configurative to yours, built upon at the present time?

MR. CANNATA:

They are, I don't know the name of the people.

MR. SHAW:

How many of the properties directly in the area you are in remain with full depth lots such as you have? Are these the only four?

MR. CANNATA:

I think these are the only four, yes. The rest are all split up.

CHM. SHAW:

George do you have any comments about this?

MR. REIF:

We have no communication from the other departments at this time.

CHM. SHAW:

There are no communications from other departments at this time. Is there anyone who wishes to speak in favor of this particular proposition?

EMILE WILDERMAN:

My name is Emil Wilderman, one of the owners. I'd like to add this, that some of the existing lots in that area, which was developed as Arcadia some 50 years ago. Those lots were laid out 25 by 100 or 110 feet depending upon what the depth was between the two streets. Now most of those lots in that area, were 50 foot frontage by 100 or 110 foot depths or thereabouts. So our lots are a little bit bigger than the existing lots. Like the lot, for example, next door to me is 60 by 110 and there is a ranch

house built on it. On the next street all the lots are 50 foot wide.

CHM. SHAW:

Are you speaking now of Fowler Avenue property or Dorothy Drive property?

EMILE WILDERMAN:

Yes, and some of the lots on Dorothy Drive which ran from Fowler Avenue to Dorothy Drive that were divided years ago, some fifty years ago. The surrounding lots are both on Dorothy Drive. (inaudible) they were 50 by 110. So there are a lot of 50 foot lots in that area. Of course when Mr. Nestor bought the land on Dorothy Drive, that is on the east side of Dorothy Drive, then I believe it was customary to split the lots into 100 foot frontage.

CHM. SHAW:

How large are the properties across Dorothy Drive? One hundred feet wide? How deep are they?

EMILE WILDERMAN:

Some of them might be 100 foot in depth 120, 130, depending upon how the pond winds back there.

CHM. SHAW:

They run roughly about 100 feet deep?

EMILE WILDERMAN:

Yes, about 100 feet deep. Of course they vary.

CHM. SHAW:

They are 100 feet wide. Nester divided them into 100 feet.

EMILE WILDERMAN:

Yes, he took two building lots. Two of the existing 50 foot building lots and made one.

CHM. SHAW:

Any other questions? Thank you. Anyone else who wishes to speak in favor of this proposition? Is there anyone who wishes to speak in opposition to this? Anyone at all? If not we will close this item and close this portion of the meeting and close the Public Hearing. We will go on to other business.

Adjournment

Respectfully submitted:

Rosalie C. Ciccarello

Rosalie C. Ciccarello, Recording Secretary

R. H. Shaw
Ralph H. Shaw, Chm.