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David Mylchreest

The easement between 5 and 6 would be twofold - one, Dr. Labaddia has asked, should he ever need a sewer to get back up to that line with a grinder pump he could come up to that area. He has since then asked to have the change brought in between 6 and 7 rather than 5 and 6, it makes no difference to us. The other one is on the west side and it is between 16 and 17, as I recall, and that was installed for the Martinganos should they want to sign for it. By without exception, they finally suggest or decide that we would move it down nearer the open space to tie into their gravity for their whole property, should they want. There is no reason why we can't develop some part of it, something like that.

Comm. Leinwand

(inaudible) The Water and Sewer Department says it needs more time. What does that mean? Is it too complicated?

Atty Cartelli

No, I don't think it is complicated, I don't know why they need more time the water is available at the site right now. It is located right on - right on Poplar Road - and it would be no problem at all to hook them in. The sewer lines obviously will be in place with the aim of the easement we have to enter the Gilbert property and that's certainly in place. The easement is not signed in any place now but that will be certainly accomplished and the approval of the - contingent upon being - sewer being brought to the property. Water is in place right now, I don't know whether, George(Reif), whether you have any input as to why there would be any additional time necessary.

Mr. Reif

We have just received this memo, it is on our list, I have no reason(inaudible)

Atty Cartelli

On the initial application with the plans being submitted, there were no comments made nor anything (inaudible) trouble. So, complying with any of their requirements we certainly would be satisfactory, of course. And on that basis, I think that we have a well thought out and well lit subdivision serviced by both city water and city sewer, all the utilities that we like to have in a subdivision. We will not significantly impact the wetlands area and has made provision for servicing the adjacent (inaudible) from development in the future and the easements for the sewer lines. The developer is here and if you have any questions of him, he or himself will try to answer them, otherwise, we will ask the Commission please act favorably on the application.

Chm Gionfriddo

Commissioner Patnaude

Comm. Patnaude

Just one question. I need to understand the sewer and water pump, one more time and that's it. For what reason it bothers me so. But, I'm up to the kind of pumps you will be using. I'm hoping that when these people purchase these homes if they are told that they have to maintain the sewer and not the City.

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Comm. Patnaude

It is so important as far as I am concerned. I almost can't believe the City but I do know that people are always running back and forth to the City saying, 'why did you let them put them in in the first place?' So, I just want to - this strikes at home, they should be....

Atty Cartelli

Let me address that question briefly because I have appeared before your (inaudible) agency with other properties where there haven't been grinder pumps in effect. I have talked over the subject of grinder pumps with Bill Baron extensively. The last time that I was involved with a plan where grinder pumps were involved it is clear that the approximate cost of that grinder pump's installation, which should be the obligation of the owner, is approximately \$3,000 for a superior type of grinder pump. Mr. Baron has indicated to me and to the members of his agency that they work extremely well, certainly any purchaser in the home now is in obligation to maintain it or replace it if necessary, it is his obligation. The city has no obligation other than maintain the City water & sewer. That will be made perfectly clear to any potential buyer.

Chm Gionfriddo

Any other questions? Commissioner Leinwand.

Comm. Leinwand

From the first page of the whole engineer's report. This whole paragraph talks about the natural features should be preserved to the fullest extent and the felling of trees held to a minimum. It is a beautiful site and it has all kinds of beautiful trees in it. I wonder whether or not (inaudible) that appears in all these engineering reports whether or not you could give us some assurance that, in fact, the developer believes in maintaining as much of that feeling as possible?

Richard Ellis

Thank you, my name is Richard Ellis, I am the President of the Bank Street Development Corporation which you know we will head headquarters of this particular development. I can assure you that it is in our best interest to keep the growth, the true growth that's there, obviously, and I have some photographs of the types of housing and other types of properties that we have done around the state. To achieve the sorts of development that we are looking for out here and to achieve the sort of price range we are looking at it is in our best interest that we leave that mature growth there. Frankly, that is one of the things that attracted us to the site. The beautiful growth that is on there....(inaudible)....that is very important to us, we very definitely will save it.

Chm Gionfriddo

Just for the record, where - could you give us a couple of examples of other places in the state where you..

Mr. Ellis

I brought along a brief portfolio of some of our projects if I may take a brief moment,....(inaudible)....Development Corporation is a wholly owned subsidiary of a Bridgeport Bank, the Bankmart, which is a 500 million dollar savings institution, they have been around for about a year and a half, 20 months or so. We, of course, we are presently involved in projects that are bringing on line over 450 housing units in various projects around the state. I have a portfolio which I will gladly pass

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Mr. Ellis

around to the members of some of the work that we have done. We have presently under construction with 100 units of condominiums in Derby, CT,(inaudible)...subdivision in Stratford. We are presently converting condominium units in Woodbury, West Hamden and Meriden, CT. We are constructing some new homes in Bridgeport and will plan to do others in Branford. The types of housing that you see here are examples of the type, not, we haven't built those specific units, but the types of units which are three and four bedroom colonials with a saltbox, known as capes, which meets the site plan, the site blends in so very well for that type of housing.

Chm Gionfriddo

Are there any other questions? If not, thank you. Are there any members of the public who wish to speak in favor of this proposal? I did receive a letter about from Dr. Lewis Labbidia which I will read into the record. (Please refer to Exhibit from PH 5/14/86 - File S86-8 Poplar Road Development Co.) Does no one wish to speak in favor, is there anyone wishing to speak in opposition?

Wayne Reed

Wayne Reed, Country Club Road. Not in opposition, just a question I have having to do with lots 5 through 12, again, grinder pumps situation. I'm one who is on a septic system, I know the disaster that happens when we lose electricity out there in Westfield District, which happens very often. How does the grinder pump system work, or does it not work at all during power failures? Say you had a power failure two days out there, where does this leave the residents out there? That is the only question I've got. Just out of curiosity, no conjecture.

Chm Gionfriddo

To be honest, I don't know, so I'd ask either the developer or Fran(Patnaude) or whoever can answer that.

Atty Cartelli

I may not be able to answer the question, but one who also lives in Westfield with a septic system and during the, I've lived there for some twenty years and I think on only two occasions that we had a failure that lasted more than several hours. On those occasions perhaps, as far as I know, grinder pumps would not work. However, neither would anything else, most of those houses out there are serviced by water pumps, without electricity you wouldn't have water, use your toilets, anything. So, if lack of electricity, even with people who have septic systems, grinder pumps, anything other than city water and city sewer and most of Westfield would not have city water and city sewer. There is that problem, it is a reality of any type of project but it is not a problem unique to grinder pumps, it is a problem unique to any service that requires electricity, including most of the houses in Westfield which have septic systems and submerged pumps in their wells.

Chm Gionfriddo

Is there anyone else?

Charles Harris

Mr. Chairman, members of the Commission, Charles Harris, Chamberlain Road, Middletown. I think I can answer. It doesn't take much common sense to do it, either. If the power is off same as in an ice storm, same as in a hurricane and it is off anywhere from 3 days to 10 days you better

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Charles Harris

have some other sanitary facility, either a bucket or something else. It helps to remember this - grinder pumps, sump pumps, water pumps - none of them work when the power is off. I really think it is time we put some engraved plaques in the bathrooms to tell people in those houses that when these utilities are installed, to tell them, you can't use this bath. It is a shame, it really is. People buy and they don't know that they can't use their toilets and we just got told that there is city water going to be in that development. So, he is relying on city water and he is going to flush that toilet just for about so long and he is really going to be in trouble. Thank you.

Chm Gionfriddo

Is there anyone else? Give your name and address, please.

Ted Jackowiak

Ted Jackowiak, 116 Long Hill Road, Middletown, CT. It would seem that a simple solution would be to get an emergency generator that handles everything. (talking in background, not audible)

Chm Gionfriddo

Anyone else? If not, we will close the Public Hearing on Item #2. Is there a motion to make this 6.12?

Comm. Leinwand

So moved

Unidentified Commissioner

Second

Chm Gionfriddo

Any discussion? If not, all those in favor? Any opposed? That will be Item #6.12 under New Business and we will move to Item #3.

Commissioner Pillarella

Item #3: Proposed Special Exception to permit 20 dwelling units located at the corner of Randolph Road and South Main Street. Applicant/Agent Richard Munson/Atty Borkowski

ITEM #3: SPECIAL
EXCEPTION TO PERMIT
20 DWELLING UNITS
RANDOLPH RD/SOUTH
MAIN ST/APP AGT/
R MUNSON/ATTY BORK-
KOWSKI

Atty Cartelli

Mr. Chairman, members of the Commission, for the record I am Atty Cartelli of the firm of Fortuna & Cartelli, representing the applicant, Richard Munson, with regard to the application. I am going to say very little about this application. I have with me tonight David Mylchreest, who is the Engineer on the project as well as a Traffic Engineer who will discuss the traffic situation. The Commission will note that the Middletown Police Department has issued some comments. In addition, we have the Design Engineer on the project here, also. The owner of the property that is located at the intersection of Randolph Road, Route 17, is Salvatore Didato. The area consists of approximately 2.5 acres, it is in the newly created M zone. What we propose there is 20 units, two bedroom condos, situated in two separate buildings. The initial reaction to this site by myself, as well as other people that lived there for many years, is that it is a site which is well located, something should be done with it. The initial reaction also was one of 'this is a property that faces the hole in the ground'.(background noise, not audible) After the project we are proposing,

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Atty Cartelli

this is not the case and I think with that I will introduce Dave Mylchreest, he has many comments to make in regard to the project and also, I have the Traffic Engineer and the designer here.

David Mylchreest

Just for the record, let's give a quick review as to where it is and the general topography. Shown here is Randolph Road intersection, South Main Street, Pine Grove Cemetery, old Sanibel that is now being turned into office use. The general topography is, as Jack(Cartelli) indicates, a very deep stream running through the most westerly portion of the property. Now, a high hill going up on the back where Mr. Christopher's house is. A great deal of land along South Main Street. The-much to our surprise last week it was brought to our attention that the City's wetlands maps were not correct and there is, if you go back to '72 to '74 period, some wetlands located on the property along the stream, intermittent stream, where it forms a grade in front of that so called hole. We are in process of getting a soil scientist in to confirm that and I have not seen reason to see it is not true. Inland/Wetlands hasn't asked us to cease our activity and we will be having a Public Hearing on that June 4th. Just to speak quickly on that, we have looked at it and it is and they are not saying it isn't so it is wetlands so we feel that we can take some relatively minor changes here to secure the bulk of that wetland, if you will. In other words, the wetlands is just off the paved area by a system of relocating this parking lot slightly over in that direction we can save all the wetlands in this area, up through here, recapturing a safe zone here so that we will be then losing that portion of the driveway moved over and up here in this turnaround area. There again, that will be taken up with Wetlands. Over and beyond that, I would get into the utilities but I think first it might be well if the architect would review the ability to indicate what they are proposing, type of construction, that type of thing.

Alan Lagocki

For the record, my name is Alan Lagocki, I'm Vice President of the firm Atelier Associates, Extensive Planners, Waterbury, CT. Our firm has been in existence since 1972 and we specialize in multi-family housing, several thousand designs throughout the State of Connecticut and Eastern New York. A number of our projects have received national attention in various trade magazines. In support of that I would like to leave you with a list of projects that we have been involved with, giving you project name, location, number of units and status, whether it is under planning, zoning, construction or whether it has been complete and also my card which corresponds to my name, for the record. As Mr. Mylchreest has mentioned, the project is located in a M zone that is on the corner of Randolph Rd and South Main Street, City. We feel it is a transitional piece and the zone allows up to 8 homes per acre, sites 2½ acres apiece. As most people know, it is a series of intersections, it is well traveled so everyone with familiarity with the parcel, there is a bowl situation around the lead off from the intersection, there is an existing stand of trees down from the north corner of the parcel, adjacent to South Main Street, and the contours generally indicate that fall condition or the low points in the building site and there is a terrain sloping up and away from it on two sides,

Alan Lagocki

opening to the north end of the site. The design intent was to work with those contours to try to create structures that would fit with that sweep that we felt is present on the site. If you stand there, you can get a real feel for how the land works around that situation. By taking advantage of that slope you could create a project that would work with the land and help mitigate some of these aspects of looking at rooftops as such. What we propose to do is tuck the buildings into that hillside, give every unit a garage in their basement, take that material that we have excavated to create the basement and use that to lift this area in the driveway and take some of the dip out of the road, thereby easing the entrance to South Main Street and mitigating that level. I might mention in doing this, the first floor of the unit will, in fact, be above the level of South Main Street. Additionally, north is generally to the lower left corner of the sheet and in laying out the buildings we tried to have all the living spaces, living areas, dining areas and the larger bedroom relating to the south exposure of the site to take advantage of that natural emitted sunshine and keep the entry points and garages on the north side, sort of a living side and service side to the units. As Mr. Mylchreest has mentioned we have stayed completely out of this area and we feel with the exception of some vegetation along the easterly property line the significant proportion of sight has a natural quality, there is a stand of pine trees and various other trees that exist down in this portion and that is what we propose to create the passive recreation area with some paths leading from the units to a picnic area in that grove of trees. Additionally, we provided a path network that would get a person out to the street, we understand that there is a bus line on South Main Street and current with this we have provided for a bus shelter, incorporated that design into the project sign. Again we feel, because of its location on South Main Street, the site has an urban character to it and what we tried to do is create an integrated structure with that project sign and bus shelter to create sort of a front door to a particular project. This is indicated on the landscape sheet. As mentioned, all the units are two bedroom units and, but design is to incorporate an entry porch at the front of every unit thereby mitigating the impact of the garage doors. In most situations, garage under type building, you are faced with garage doors as the most common feature of the project. In this case, we have recessed the garage approximately 4 feet under either the breakfast alcove that exists in the kitchen, or an end porch into the unit. I've also taken the opportunity to use the stepping of the buildings as they relate to the terrain in taking pieces of the roof from adjacent units, bringing them down and creating a covered entry porch below the units. Additionally, in the landscape plan as you will note, we would like to provide at least one deciduous tree in front of every step entry stairs, these are proposed to be of a small scale deciduous variety whether it be dogwood, flowering crab, etc. We feel in time this helps to mitigate scale of the building and gives every unit a unique identity as the vegetation around the entry stairs and unit entries matures. The section shows the roof lines and its continuation covering over the entry porches, detailing how the garages are tucked underneath. Underneath an overhang is an unfinished basement in the rear, the living spaces to the rear of the unit activate a situation out the back, every unit would have a patio approximately 200 sq. feet. The project is supposed to be wood frame construction esthetic siding, most likely it will be vinyl siding, we have worked with that in the past and created trim details around the windows still in the traditional window casing trim will be 1x4 at the window trim, 1x6 corner boards, 1x8 strip boards, picking

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Alan Lagocki

up details that exist in traditional clapboard houses. In a project of this size we feel that that type of approach to a project allows it to stay fresh and crisp looking and not need a new stain every two to three years that wood siding traditionally has.

Chm Gionfriddo

Could I just get some idea from you? What do you envision the cost of one of these units?

Alan Lagocki

We feel the units range in size from about 1250 square feet to 1300 and change and we figure that the price range is going to be between \$110,000 and \$115,000 per unit, based on the location of the unit within the building. As throughout the site plan there are basically two unit types. Additionally, the "b" unit type when it appears in the end of the building they add an additional family room, or den, off of the kitchen and dining area. We use that typically to help brace the stair load

(Change of tape)

....I'd just like to quickly go through the zone requirements for the zone of Multi-Family. As mentioned, the lot frontage requirement is 75 feet, we have in access of 800 feet provided. The lot size or surface per dwelling unit is 5445, we've met that 5445 number. We've held a 25 foot setback from the street line, the rear line you have to have a 10 foot minimum setback, we have 33 feet. Lot coverage in the zone is 50% maximum including paving and we are at 37% lot coverage and the building height we are allowed 8 stories in the zone, are 2½ stories. We have provided parking for 40 cars, that's one car in the garage and one car in parking areas delineated here. We also provided typically 20 foot apron in front of the garage, we haven't counted that as actual parking so in fact we have 3 cars per unit available. Due to the open space (inaudible) each unit will have a 200 square foot patio and we also provided that natural area down on the north corner of the site and in mostly existing tree growth. That concludes my portion of recitation.

Atty Cartelli

Thank you very much, I might indicate that the Commission is well aware at this time that this is an M zone and it is permitted use on only Special Exception. We have Alan, is it Alan Mess, with us with regard to traffic. He has a traffic study which I believe has already been submitted, or will be submitted addressing the locations at the site and the traffic considerations.

Alan Mess

My name is Alan Mess, I'm Vice President of Barkan & Mess Associates, Traffic Engineering and Transportation Planners. My home is in Killingworth, about 10 miles away from the site. I'm a registered Professional Engineer and presently a member of the Institute of Transportation Chiefs. We were asked to do a study of this particular

Alan Mess

claim in this subdivision - excuse me, project, to see what impact it would have on the (inaudible). To do this, we went out and looked at the site area, noticed the land uses that are around the area, the traffic count that exists in the area and obtain(inaudible)...State of Connecticut. As you are aware, the land use in the area consists of a convalescent home, a cemetery, the telephone district office, the Contractor across the street, beyond the site there is another multi-unit home and further to the south Stonegate, another development and then some vacant lands. Along Randolph Road along both sides it leads to single family homes and then ultimately to Route 9. Both the roads, Randolph Road and South Main Street, are state facilities and the bus line travels along South Main Street and Randolph Road serving the site. We have traffic bound data for the area that was obtained from State for all lane traffic bonds and by hour, as well as our own crewmen took (inaudible) at the intersection of Randolph Road and South Main Street. Traffic on South Main Street, which is Route 17, is estimated to be around 11000, 12000 vehicles a day. On an average of about 8% to 9% of that occurring during peak morning and afternoon commuter hours. Randolph Road, state indicated there were about 5600 vehicles per day. (inaudible) during peak hours when traffic is heaviest on the roadway would be about 10 or 15 trips, that's even bus hours and they would be split then north and south bound, Route 17 and again at the intersection of Randolph Road. So, if you were just out here, say, that's split even three ways, take the higher value, 15, you would end up with 5 trips on any one of the major legs. The visual inspection of the intersection which is symbolized, this location, and then a pedestrian crossing on the north side of the intersection from that (inaudible) red phase of the intersection that whenever the light turns green during the peak hours, as we observed it, all cars were able to clear in a green cycle. In addition, for an extra 5 or 10 vehicles during a one hour period would not materially change the operation of that intersection. Therefore, we have to look at what would be important for development of this project. That is the location of the driveway. There is a slight curve in the roadway on Route 17 and it comes up past the signal and the selection of the driveway about 300, 320 feet north of the intersection. We took some photographs from that location and found out the site lines are in excess of 500 feet, which is well, very adequate especially since the road is posted at 25 miles an hour. Now, our belief is that people don't travel too much at 25 miles an hour on that particular roadway however, 500 feet should be judged safe distances for 40 mile an hour speed, should people do so. The other item we examined was the approximate location to the signalled intersection and by having a driveway come out approximately a city block here, nearly 20 feet away, it would ease the in and out movements from the driveway by making use of the breaks in the traffic stream that occurs at that nearby intersection. I would just like to read just the last paragraph from our report which I believe everybody has. It says, 'proposed development of 20 multifamily units will not noticeably impact the traffic volumes or the operation of the intersection of South Main Street and Randolph Road. The location of the site access is acceptable, and no operational problems to the surrounding roadway network are anticipated from this development'. I would be happy to answer any questions that any Commission members has on the traffic.

Chm Gionfriddo

Jack(Cartelli), do you have anything further you would like to present?

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Atty Cartelli
Nothing further

David Mylchreest

In regard to your treatment program. I could cover very quickly(not speaking into microphone, inaudible)...we have the blessing of the Water & Sewer Department, we are hooking from both Randolph Road and South Main Street, the water, the sewer goes out to the existing sewer on South Main Street which is of ample capacity. The storm system is designed and has been reviewed with comments by the Department of Public Works and they have no problem with that, it is taking care of our water detention. One of the comments that the Health Department made was concerning the use of a dumpster and it was the feeling of the owners and eventually the condominium it would be preferred to have the garbage picked up individually rather than use a dumpster.

Atty Cartelli

Mr. Chairman, I have no additional, particular comments other than if the Commission has any concerns that you would like us to address that we haven't already addressed either at this time or in any future time, we would be happy to consider that and make every attempt to accomodate not only the various departments that have responded but the Commission's concerns.

Chm Gionfriddo

Are there any questions from members of the Commission? Commissioner Patnaude

Comm. Patnaude

Before you are done, you say there is no waiting time, more or less, at the red light right by the traffic light. There is no waiting time, all cars clear?

Alan Mess

We found that during the times that we made our observations that people cleared the green signal during the entire morning after the peak hours. I find that to be not only during when we made our own specific observations on this project, but to my own personal observations and a friend of ours lives in the development just south of this and when we visit her we find that same (inaudible). I will assure you, however, that there are times when we have not observed it and I have not personally observed that, it could occur that people wait more than one red signal.

Comm. Patnaude

The point is this, a man can't stand there and hit two traffic lights, that's really hard to do. You know, both sections, Randolph Road plus South Main Street they are standing clear. You've got to backtrack, you mentioned convalescent homes, everything helps with the college traffic in the morning and there is quite a bit of traffic as far as Middlesex County, uh, College. I mean does....

Mr. Mess

There is the parochial school leads off of route 55 as well but the

Mr. Mess

count that we took would have taken into account any traffic that was there including the school traffic and the State's count last year should have also accomodated any traffic that was there from those controls.

Chm Gionfriddo

Any other questions? If not, thank you. Are there any members of the public wishing to speak in favor of this proposal? Are there any members of the public wishing to speak in opposition to the proposal?
Yes

Jan Miller

Jan Miller, Maple Shade Road. It seems very close population that all these car allowances of $2\frac{1}{4}$ or $2\frac{1}{2}$, whatever. Suppose you have a large assembly, more than three people or larger families? There is no on the street parking over there (someone coughing in foreground, inaudible)..on Randolph. Where would you put a car that didn't fit within the(inaudible, not talking into microphone)...another thing, when you leave it on foot it really isn't safe walking in the area, you are walking on the highway...(not speaking into the microphone, can't be heard)...it looks like a very attractive project, I have no objection, I just wondered, you know, how to solve the problem.

Chm Gionfriddo

Thank you. Is there anyone else who wishes to be heard? If not, we are going to close the Public Hearing but I believe, unless the Commission wants to indicate different, we are going to wait for the results of the Inland/Wetlands Public Hearing before we make a decision as far as Planning & Zoning is concerned. So, we will close the Public Hearing and I assume this will be on the Agenda for - under New, or I should say Old Business - at the next meeting.

ADJOURNMENT 8:15 P.M.

Transcribed by

Dorothy Wilson