

COMMISSION ON THE CITY PLAN - PUBLIC HEARING - JUNE 4, 1959

1. Dover Park Development, Inc. - Subdivision - To consider a proposed subdivision to be known as "Dover Park Development" on land owned by the petitioners, Dover Park Development, Inc., of Bristol, Connecticut. The land in question is situated on the south side of Mile Lane, between Newfield Street and Ridgewood Road in Middletown, Connecticut.

Attorney John Pickett represented the Dover Park Development, Inc. The principals of this company are Messrs. Bennett and Moskovitz. Attorney Pickett stated that they had had an informal discussion with the Commission regarding plans for this subdivision and are now asking for approval of these plans. He stated that they were aware of the fact that other city departments would also have a function in all this and they realize that all that this Commission could do at the moment is give permission for further negotiations for this subdivision. The title of the map submitted is "Dover Preliminary Proposed Subdivision Prepared For Dover Park Development, Incorporated, Middletown, Connecticut, and Prepared by J. Mozzachi & Associates, 5/14/59." Attorney Pickett stated that in their informal discussion of this Project, that they had stated their intention to develop about 50 lots on the south side of Mile Lane and called attention to the fact that the map submitted shows 101 lots. This was done in case they decide later to extend the development beyond the 50 already planned, they would not have to inconvenience the Commission by asking for another hearing and they felt that a better subdivision could be accomplished by planning the whole tract at once, although at this time they wish to build on only 50 lots. The map submitted shows what they believe to be the proper layout of this development. The attorney stated that the lots are all of the required size, and soil tests are in the process of being conducted under the supervision of the Health Department. It was further stated that this tract presents some difficulty in the installation of septic tanks and considerable engineering will be required before obtaining the approval of the Health Department.

Mr. Bennett, Secretary-Treasurer of the Dover Park Development, Inc., 115 French Street, Bristol, stated that the Doctor had arranged for a meeting the following day in his office with the chief engineer of the State and he hoped that something very acceptable would result.

Mr. Anthony Ballachino of Newfield Street asked what kind of houses would be built. (He is an abutting owner) Attorney Pickett stated that they intend to build houses of good construction which would be a credit to the neighborhood. He said they could not tell at this time what the cost of the houses would be as there is much yet to be done which would effect these costs, but he said they intend to put up good homes. He stated that Dover Park Development has built homes in other portions of this state and in Massachusetts and in New York, and photographs have been submitted to the Commission.

Mr. Ralph Gustafson, the Middletown City Planner, stated that this development crosses the line of two zones, one of which would affect the property of the U. S. A. Attorney Pickett stated that he felt they should meet the requirements of the higher zone and it was felt that as the bulk of the development is in one zone it would make sense to change the smaller one. This will be looked into further.

Commission On The City Plan (Continued)

Hearing closed at 9:30 P. M.

Subdivision Holdover - Approval granted to construct a subdivision known
as Green Hills, Section II.

Booklet - An Introduction to the City of Middletown for Industrial
and Business Development.

Respectfully submitted,

Claire Hedges
Claire E. Hedges
Secretary