

Dr. Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Sec'y.; Walter J. Dreaher; COMMISSION  
Seb. J. Passanesi; Ralph H. Shaw, II; Alternates: George L. Augustine; MEMBERS  
Robert F. Chamberlain; Anthony J. Gaunichaux PRESENT

Paul P. Parisi, Chm.; Stephen T. Gionfriddo; Mayor Michael Cubeta; MEMBERS  
Alternate: Joseph E. Milardo, Jr. ABSENT

Comm. Ganunichaux acted for absent Chm. Parisi and Comm. Augustine ACTING  
acted for absent Comm. Gionfriddo MEMBERS

George A. Reif, Dir.; Althea Rinaldi, Recording Sec'y. STAFF

Elizabeth Sanger, reporter, Hartford Courant and approximately 5 OTHERS  
members in the audience.

VICE-CHM. LOWRY:

We will call the meeting to order. I have the list. Who goes for who ACTING CHM.  
now in alternates. Let's see, Paul Parisi re: Tony; Steve Gionfriddo MAKES APPOINT-  
will be George. Where's George. For Seb Passanesi will be Bob. MENTS  
(Seb Passanesi arrived right after the Chm. made the appointment) That's  
it. All right the first part of the public hearing will the Secretary  
read the first item.

SECRETARY GIUFFRIDA:

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC  
HEARING JUNE 11, 1980, STARTING AT 7:00 P.M., IN THE COUNCIL  
CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN,  
CONNECTICUT, to consider the following:

ITEM 1  
LAND USE COM-  
PONENT OF THE  
PLAN OF DE-  
VELOPMENT-  
TO ADD OPEN  
SPACE-NEWFIELD  
ST. NEAR  
TUTTLE ROAD

1. A proposal to amend the Land Use Component of the Plan of  
Development to add open space to the north and west of  
Newfield Street, near Tuttle Road.

VICE-CHM. LOWRY:

This legal notice appeared in the Middletown Press on Saturday, May  
31, 1980 and Saturday June 7, 1980. Is there anybody....George.

DIR. REIF:

This is a City... a Plan of Development is on the easel before you.  
The area that we are talking about is off Newfield Street near Tuttle  
Road. Here is Newfield Street. The drawing to the left of that  
diagram of the area shown here. The specific land we are talking about  
is outlined in red. Here is Tuttle Road and here is Newfield Street.  
I'll read the memo that I brought to this meeting.  
William M. Kuehn, Jr. to me. "At the suggestion of City Attorney Frank  
O'Neill, I am respectfully requesting that the Planning and Zoning  
Commission schedule for its June 11th meeting a public hearing to consider  
amending the Plan of Development in order that the entire Kane parcel, as  
shown on the attached, can be designated for future open space purposes.  
This designation will aid in the proposed acquisition of this site." Signed  
by William M. Kuehn.

Obviously the City wants to acquire the land and before the reason the City  
Attorney wants it on the Plan of Development is before the City can acquire  
the land for open space it has to be on the Plan of Development.

VICE-CHM. LOWRY:

We've talked about this briefly at the last meeting already and somebody  
mentioned adjacent land which is City owned already, is this true?

DIR. REIF:

Yes

DIR. REIF:

They own adjacent to the school site. For instance here is the ownership pattern right here the City of Middletown and there is the area we are talking about right now. So it is immediately, contiguous to the school site and to other land owned that is proposed open space. It has been talked about for a good many years .

VICE-CHM. LOWRY:  
Private land?

DIR. REIF:

No, City owned land. These parcels are in some stages of development being used for industrial purposes. The area is zone for industry.

VICE-CHM. LOWRY:

We will go to the next item. Is there anyone from the public that wishes to speak on this item. Anyone wishes to speak against it. Nobody, the next item.

SECRETARY GIUFFRIDA:

Item 2.

An application to resubdivide a subdivision at Atkins Street and Country Club Road. Applicant James Lucentis.

ITEM 2  
RESUBDIVISION  
ATKINS ST.  
COUNTRY CLUB  
RD.-JAMES  
LUCENTE, AP

VICE-CHM. LOWRY:

Is the applicant here??

ATTY. WALTER JOHNSON:

Good evening. I'm Walter Johnson, an attorney from Meriden and I represent James Lucente, the applicant. With me here tonight is George Cotter, Civil Engineer, of the firm Orsini and Cotter of Meriden. What we are proposing--- what Mr. Lucente is proposing to resubdivide a lot that was originally included in a 4 lot subdivision that was approved by the Commission in January of this year. There are 3 lot....

VICE-CHM. LOWRY:

Will you please come up and show us....

ATTY. WALTER JOHNSON:

The entire tract 10.3 acres, lots 1,2, and 3 on Country Club Road and lot 4 this parcel which was approved in Jan. Mr. Lucente proposed to resubdivide lot 4 into 5 building lots, serviced by a road (cul-de-sac) from Atkins St. There have been some refinements in the revisions from Mr. Lucente's original intended proposal. He has dropped one lot to meet septic requirements for the site and also to hopefully preserve the integrity of the Wetlands. There are wetlands in this area on the property. We have met with the Inland-Wetland Commission and we met last week and we had walked the site with them earlier this year and got their input as far as what their suggestions were for having a minimal impact on the subdivision. It has been our intention to cooperate fully with Wetlands and to incorporate their suggestions into the design that Mr. Cotter has prepared. We are in no way attempting to stretch the regulations or asking for anything that's not included or allowed in the R-1 Zone. Mr. Cotter is here to explain his findings as far as drainage during construction, permanently for the site and he also has information---he has preliminary information which he has received regarding septic and water drainage for the site itself.

VICE-CHM. LOWRY:

Will you please come up?

GEORGE COTTER:

My name is George Cotter, the first thing I want to discuss we have 5 lots four of the lots are approved for perk test and leaching fields and on site septic systems by the town. The 5th site is lot #4A. We designed and engineers design for the septic system and submitted it to the Health Dept. and they reviewed it and they have had no problems and is being sent to the State Health Dept. and they are reviewing it with their comments and will send it back. The reason we are dropping this lot...

GEORGE REIF:

This Commission has not seen any other proposal so don't tell us about another lot.

GEORGE COTTER:

So this lot 4A system is being designed now. It is a simple 800 ft. cul-de-sac off Atkins. Drainage pattern would be first 450 ft., will drain through the existing wetlands to a cross culvert under Atkins St. The remainder will tie into an existing catch basin system on Atkins and drain across the wetland areas to the east. The cuts and fills on that site are minimal. It's on site water and sewer and if you have any questions I'll be glad to answer them.

VICE-CHM. LOWRY:

I remember only that we did approve the road going in. Didn't we only approve the road?

GEORGE REIF:

You approved this as a 4 lot subdivision.

VICE-CHM. LOWRY:

O.K. Wasn't there some discussion about the road going through wetland areas.

GEORGE REIF:

It is not the same. You have never seen this. There was a good reason for dealing with it as a simple 4 lot subdivision because they can now build houses there and there is no construction. This part if you give it preliminary approval they've got to build a road and sidewalks. You've got a completely different deal.

VICE-CHM. LOWRY:

Do you have any other comments George?

GEORGE REIF:

We have a memo from the Health Department it says: "This is a follow up to our memorandum dated May 20, 1980, regarding referenced subdivision.

A copy of the design system required for Lot 4A was forwarded by us to the Connecticut State Department of Health. To date we have not received their written response; however, during a telephone consultation on June 9, 1980, Mr. Theodore Willerford who reviewed the plan indicated the engineer's design meets Connecticut Public Health Code Sec. 19-13-820 requirements for installation of a private subsurface sewage disposal system.

We recommend approval of this subdivision." Signed by Marie Stella and Leon F. Vinci.

The other comment is from Phil Bauer and it has an interesting recommendation. "This office has reviewed the above referenced development and has no objections to offer upon the submitted plan. However, we must comment upon the choice of

street name, "Beverly Court". A street name, "Beverly Heights", is now in use and a conflict may become an issue. We recommend that a different name be adopted rather than the suggested one." Signed Phil Bauer. This is something that the/Commission is not able to act on. I wish it were. That is a good suggestion though. Those are the only two suggestions or comments that we asked Public Works and we got a comment, we asked Water/Sewer, they probably have nothing to say because there is no water and sewer. We have had a response from Health. We have not heard from Fire or Police. They normally do not respond to request about subdivisions.

COMM. AUGUSTINE:

Doesn't the City Council generally take the burden to name the City streets?

COMM. PASSANESI:

They have for many years.

GEORGE REIF:

In some towns they have system where the Planning Commissions get into the act. But what happens they put a name on there but by the time it gets to the Council it is engrained in every bodys mind that they start calling it the wrong name and somehow it gets on maps. For instance we show all road that are proposed after they receive preliminary approval on the map. We put a name on it and that's where we want to stop it, right now.

COMM. AUGUSTINE:

If I'm not mistaken the first choice is the name of an exmayor. They ran out of exmayors a few years back. You check that out you're on the Council Mr. Mayor.

GEORGE REIF:

Is that the system naming after a mayor?

COMM. AUGUSTINE:

I live out by one of them.

GEORGE COTTER:

If I might interject something that potential conflict or/Confusion<sup>potential</sup> came to Mr. Orsini's attention I believe and what they are proposing to name the street is not Beverly Court but BEV COURT. Whether that is sufficient to distinguish if from the other I...

VICE-CHM. LOWRY:

Let's get back. Are there any other comments or questions on this?

COMM. DREAHER:

How wide is that street?

GEORGE COTTER:

It is 30 foot road with a 50 foot town right-of-way.

COMM. DREAHER:

George, a street this long wouldn't the Fire Dept. look at it?

GEORGE REIF:

We have given them the opportunity and at some point I hope they will come back and give us a comment.

VICE-CHM. LOWRY:

How long was it?

GEORGE REIF:  
It is 800 ft. long.

VICE-CHM. LOWRY:  
800 is the limit.

GEORGE REIF:  
If it were 900 we would jump on it.

COMM. SHAW:  
No, in the term it would be a cul-de-sac...

GEORGE REIF:  
And that meets the requirement.

VICE-CHM. LOWRY:  
Now if I understand right the only problem was the septic system on one lot.  
That was the lot to the south.

GEORGE REIF:  
That requires an engineer system and it's got to be reviewed by the State  
a natural process.

VICE-CHM. LOWRY:  
That's the only problem.

GEORGE REIF:  
The only problem but verbally they have been told by the Health Dept. that  
it is not a problem.

COMM. CHAMBERLAIN:  
Have the Wetlands given a report?

COMM. SHAW:  
I wasn't at the meeting and I'm sure they have <sup>got a</sup> report for this, I just  
heard about this.

VICE-CHM. LOWRY:  
Well we have to get that back any way. We'll get some report on this.  
Are there any other questions.

COMM. DREAHER:  
Is the road in any of the wetland areas? Or does it cover part of it?

GEORGE REIF:  
It covers part of it right here. The Inland-Wetlands is outlined here and  
the road covers a small section.

GEORGE COTTER:  
This vicinity approximately along the street line/<sup>is</sup> actual what you call  
instead of what you call a wet land you would look at it and say this is  
wetland, if you have a bog in a center area. This is pasture out here  
but we had a soil scientist out there and go by their classifications of  
the soil to classify wetlands even though it is pasture it's poorly  
drained soil so they still classify it as wetland.

VICE-CHM. LOWRY:  
Anything else? If not is there anybody in the public who wants to speak

in favor of this proposal? Anybody want to speak against? Any further questions from the Commission? The public hearing is closed.



Althea Rinaldi  
Transcribing Secretary

Eric G. Lowry, Vice-Chairman  
Planning and Zoning Commission