

CITY PLAN COMMISSION - ACTING AS THE ZONING COMMISSION - PUBLIC HEARING  
THURSDAY, JULY 1, 1965 - MAYOR'S CONFERENCE ROOM 205-206 - MUNICIPAL  
BUILDING - MIDDLETOWN, CONNECTICUT

Present: John J. Higgins, Chairman  
Carmelo J. Mazzotta, Vice-Chairman  
I. Robert Traverse, Secretary  
George J. Achenbach  
Edward F. Button  
Frederick W. Atkins, alternate member

Absent: Mayor Kenneth J. Dooley, member w.v.p.  
Joseph W. Masselli, alternate member  
Joseph P. Otfinoski, alternate member

Also

Present: Anthony S. Marino, Acting Mayor, Sherman Beinhorn, Reporter,  
Middletown Press, Jack Daley, Reporter, Hartford Courant,  
B. Ralph Gustafsson, City Planner, Barbara Sakelakos, City  
Plan Office Secretary, Petitioners and Counsels and  
approximately sixteen members of the public.

The meeting was called to order by the Chairman at 8:51 P.M.

CHM. HIGGINS: We will now sit as the Zoning Commission and I will  
ask Commissioner Mazzotta to read the call of the meeting please.

COMM. MAZZOTTA: As the Zoning Commission -

To consider a Change of Zone petition of Mr. George E. Cameron and  
Mrs. Sarah DiMauro. A request that land be changed from a Transitional  
Business Zone to a Neighborhood Business District Zone. The property  
is located on the northwesterly intersection of South Main Street and  
Warwick Street, Middletown, Connecticut. Counsel: John F. Pickett, Jr.,  
Attorney at Law, 164 Court Street, Middletown, Connecticut.

CHM. HIGGINS: For the record, an affidavit from one of the abutting  
property owners.

COMM. MAZZOTTA: I, ISIDOR FIELDS, of Middletown, Connecticut, being  
duly sworn, depose and say:

1. That I am the owner of property situated on the west side  
of South Main Street, at which the Medical Arts Center is located.

2. That I have examined the Petition of Sarah DiMauro and

George Cameron for a change from Transitional Business Zone to Neighborhood Business District Zone on premises situated immediately to the south of and adjacent to my said property.

3. That I am fully aware of the proposed use to which such premises are to be put.

4. That I not only do not oppose to the proposed change of zone, but respectfully urge the Commission on the City Plan to grant the aforesaid petition.

5. That the reason that my testimony is being given in the nature of this Affidavit solely is because I am unable to attend the public hearing being held at the Middletown Municipal Building on July 1, 1965, at 7:30 p.m. to testify in person.

Isidor Fields.

Subscribed and sworn to before me at Middletown, Connecticut, this 1st day of July, 1965.

John D.

ATTY. PICKETT: Me.

COMM. MAZZOTTA: Pickett. Oh boy, you should run for President with that kind of handwriting.

PUBLIC: Laughter

CHM. HIGGINS: Okay, Attorney Pickett. You can address your remarks to the Commission.

ATTY. PICKETT: Mr. Chairman and Members of the Commission. I am Attorney Pickett, representing the petitioners, Sarah DiMauro and George Cameron. I note for the record, we have a quorum here tonight and in accordance with the Statutes and Ordinances, the petition and maps were filed in the offices of the Commission on the City Plan and the Town Clerks offices and notices were published in the Middletown Press. This is a petition for a change of zone from Transitional Business to Neighborhood Business Zone for the premises described in the petition. The premises are owned substantially, owned by George Cameron and Sarah DiMauro. The property is shown at the intersection of South Main Street and Warwick Street, on the sketch which I would like to make part of the record. I have put a copy of this sketch at the places of each of you and the area in

question is delineated in red crayon showing it at the intersection of South Main Street and Warwick Street. This sketch was prepared from the official Zoning Map of Middletown on display at the offices of the Commission on the City Plan and while the sketch is not to scale, it does show the general area and the particular area, the existing zone boundaries and the uses that are permitted in the present and the proposed zones. If you will take a look at that for a moment, you will see the area I am talking about here, I'll ask you to look up, and I am pointing to the red mark and it will show that, we will call it a blotch, at the intersection of South Main Street and Warwick Street, within the Transitional Business Zone and on the side of that diagram, you will note the various permitted uses under the Transitional Business Zone, the 8 uses and that is the present zone and the 6 uses set forth under the Neighborhood Business Zone. Remembering please, that we are petitioning for a change to Neighborhood Business. The purpose of the petition is to permit us to put a food store there and perhaps an auxiliary building as permitted in the Neighborhood Business Zone. I might say, for the record, also that at one time a petition was filed for permission to erect a gasoline filling station there and I believe a car wash. This is not the case now. Neither one, neither use, that is a gasoline filling station nor the car wash is permitted in either the existing nor the proposed zone. Tonight, we have 2 witnesses, Thomas Coughlin will describe the area as a Realtor, give his opinion as to the best use of the area and Mr. Frank Cosgrove, who is a representative of the firm that will develop the area. I note that in the Master Plan which is effective today, July 1, 1965, the area in question was designated as Apartment Area, Limited Commercial. This Master Plan, I will call it, which is effective today, has been adopted since the last Hearing on our last request for a change of zone, at that time to Commercial and that last time, the last Hearing was held during February of 1964, at which time we asked for a change of zone from Transitional Business to Commercial. This today, is clearly different. I believe that the sketch and the information shown thereon are self evident. I may have further comments to make at this time, perhaps Mr. Chairman you would like to ask others if they would like to speak before I put on my 2 witnesses.

CHM. HIGGINS: Any further comment on this.

ATTY. PICKETT: For the record, Mr. Cameron and Mrs. DiMauro are here in case anybody., I'm sorry to interrupt.

CHM. HIGGINS: Any further comment on this change of zone?

ATTY. PICKETT: Mr. Chairman, I do have these 2 witnesses, but unless you think that it is necessary, I shall, for the sake of brevity, I shall refrain from putting them on.

CHM. HIGGINS: Well frankly, from the standpoint of the Zoning hearing, I think that the testimony of the witnesses as to what will go there and as to what the area contains Real Estate wise, is irrelevant, so I don't believe that it is necessary for us to hear the professional witnesses, so-called, in order to come to a decision on this. I think that based on the maps, based on the projected General Plan and based on the possible discussion amongst the Commissioners in Executive Session, we will arrive at a decision on this and I don't believe that the professional witnesses can lend any experience to this particular petition which will be of any value.

ATTY. PICKETT: Just to cover myself, for the record, Mr. Chairman. We have discussed this in previous Hearings. I do state for the record, that I am prepared to put on 2 witnesses and I will however abide by your thinking. In summation, may I say that this petition is being given today, on the very day that the new Plan is being effective, that you just referred to, that you have in your new Plan established this as Apartment and Limited Commercial and we submit that this proposed use fits exactly within the wording of the new Plan, is made in full compliance, in conformity with the decisions given previously by this Board on March 21, 1963 and again on March 5, 1964 and in short, we are now at the day when the new Master Plan is effective. We feel that our proposed use fits exactly and precisely and with all fours within the Master Plan and we respectfully request permission to do something with this property that clearly is indicated as being proper in your previous decisions. Again, for the sake of brevity, I shall merely by reference refer to the minutes of the Executive Session of March 5, 1964, without going in detail, by referring one thing to the reason for previous denial and incorporate into this Hearing by reference the testimony which shows that you felt that an overall and blanket Commercial Zone would not be advisable, but something more limited. We have displayed to you that we do intend to do something specific here. Limit the use and accordingly, we ask for favorable action. I shall be happy to answer any questions.

CHM. HIGGINS: Any questions from any member of the Commission?

ATTY. PICKETT: Thank you Sir.

CHM. HIGGINS: Thank you Attorney Pickett. Any further comment on this

petition. Well hearing no further comment, I'll declare this Hearing closed.

The meeting adjourned at 8:58 P.M.

Respectfully submitted:

*Barbara Sakelakos*  
Barbara Sakelakos, Recording Secretary