

CITY PLAN 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 7:32 P. M.

CHM. HIGGINS: It is 7:32. This Hearing was called for 7:30 and we
will open this Hearing, sitting as the Planning Commission and I'll
ask Mr. Mazzotta to read the call of the meeting, please, acting as
Secretary.

COMM. MAZZOTTA: City Plan and Zoning Commission - Public Hearing -
Thursday, July 1, 1965 - 7:30 P.M. - Mayor's Conference Room 205-
206 - Municipal Building, Middletown, Connecticut

As the Planning Commission -

To consider a seven-lot (7) subdivision entitled "Laurel Grove Estates",
Carl Pitruzzello, subdivider, and located on the westerly side of Laurel
Grove Road, between Rockfall Road and Anderson Road. Counsel: Attorney
Harry Hagel, One MacDonough Place, Middletown, Connecticut.

and as the Zoning Commission.

CHM. HIGGINS: No. We act as the Zoning Commission later. This is
the information from the Department of Public Health.

COMM. MAZZOTTA: From the Department of Health, City of Middletown.

June 30, 1965 addressed to John J. Higgins, Chairman. Re: "Laurel Grove Estates"

Dear Sir:

The developer's plans call for relocation of the storm water drainage ditch which traverses lots #6 and 7 to a subsurface drain under the proposed road flowing east to Laurel Grove Road and then north to the culvert.

Because of the finding of ground water 4 feet from the surface on lots #6 and 7, any fill which is used to level the grade of these two lots must be made up of a good grade of gravel.

Developer must also agree to drain ground water by means of a curtain drain running from north to south along the west border of the seven lots. Such drain must be at least 4 feet deep and possibly connect with the storm drain along the proposed street along the south end of lot #7.

If the developer agrees to the above specifications, we are reasonably sure that the individual sewage disposal systems will function properly. It goes without saying that approval of each lot will depend on soil tests to be conducted on each individual lot.

Yours truly, M. L. Palmieri, M.D., Director of Health

CHM. HIGGINS: I'll note for the record that all of the abutting property owners have been notified and we have certified receipts from them that they have received the notification. Now, anybody who wishes to speak on this petition, if they will please rise and state their name clearly so that it will be picked up by the tape recorder.

ATTY. HAGEL: Mr. Chairman. My name is Harry Hagel and I practice law in Middletown at One MacDonough Place. I'm here tonight representing the petitioner, Carl Pitruzzello, in respect to the first section of this "Laurel Grove Estates" subdivision, which is the subject for tonight in respect to lots 7. I believe that the Plan that is before the Commission shows that there is a drainage area or drainage ditches, to be constructed in the proposed road area and I believe that, that bend connects to an existing ditch and Mr. Yannone is here, who is Mr. Pitruzzello's land surveyor and engineer in connection

with this subdivision and I believe that he can probably answer any questions that might be asked by either the Board or persons here interested concerning the drainage and meeting the requirements that were set forth by Doctor Palmieri. I don't know if there is anything further that I can say in respect to the proposed subdivision, except that it appears that all of the lots meet the minimum square foot regulations for this area and that I believe, that the Commission is aware of the type of reputation that Mr. Pitruzzello has in the area now, having seen his work in the Westfield and East Street areas and the comments that the persons who have purchased his homes have made in connection with being quite satisfied with his manner of developing land and the type of homes which he puts in the development. Therefore, I don't know if there is anything further to add to the petition, that we submitted, except to ask for your approval orally at this time and submit that Mr. Yannone is here, if there is any questions to be asked of him. Just incidentally, in respect to the remaining land, we did have some Borings taken by an engineer who, is he here?

UNKNOWN SPEAKER: No, he isn't.

ATTY. HAGEL: No. Mr. Philip Keene who is a registered professional engineer, did some Borings which were passed on his findings to Doctor Palmieri and although, as the Doctor says, there is water on a couple of these lots at about the 4 feet level. On the other two Borings which were taken to the north of this area at respective intervals, they went down 8 feet and there was no ground water found in this area, so it just appeared that if there is any subsurface water, it would be in that one small area. Thank you.

CHM. HIGGINS: Anybody else wish to speak on this petition. Any of the Commissioners like to ask the architect any questions on this.

COMM. BUTTON: I would like to make a statement Mr. Chairman for the record. When we talked about ground water, now we should be aware of the fact that this is about the sixth or seventh dry year in succession, so ground water levels right now are abnormally low and much more than they would presumably be in a normal cycle of a wet year, so we can keep this in mind.

CHM. HIGGINS: Well I think that Doctor Palmieri will have to make the final judgment on that. He agrees that the proposals that he makes are carried out and that they are satisfactory to him. It appears to me that we could go along with that, but I mean definitely

that his proposals must be carried out and that we want it firmly stated by Doctor Palmieri that they are carried out. That is the only thing I think.

(Commissioners talking and Mr. Keene, professional engineer arrives)

Anybody else wish to speak on the petition. Do you want to put Mr. Keene on the record Mr. Hagel.

ATTY. HAGEL: Mr. Keene would you step up there so your voice will be transmitted on the tape and just briefly for the record, indicate to this Commission and those present here, what your findings were in this area. Will you also state your qualifications just briefly for the record.

MR. KEENE: My name is Philip Keene and I live at 34 Home Avenue, Middletown and I am a registered professional engineer and I am an engineer of Soils and Foundations for the State Highway Department and I've been in this business of Soils and Foundations for many years, for about 25 years, and previous to that I had experience on the construction of subways in New York City and do you want educational requirements?

CHM. HIGGINS: No, that is not necessary.

MR. KEENE: 2 degrees from college, from Harvard, and so I was asked to go out and make 3 Borings. I spoke to Doctor Palmieri over the telephone and he suggested that either I dig pits or make some Borings. So I made 3 Borings and the results are contained in this report here to Mr. Yannone who arranged this business for me and so I made 3 Borings. Holes A, B, C and so they are all on the west side of Laurel Grove Road. 150 feet west of the center line of the Road situated in the rear of the proposed lots, as I understand it.

COMM. BUTTON: Mr. Keene would you please look at this map and tell us about where your Borings were made in relation to the center lots.

MR. KEENE: Yes. The first Boring which I called A is on the line between lots number 7 and 6 and 150 feet west of the center line of the Road and 125 feet west of the street line, 125 feet, and then the second one was 300 feet north of that which would put it between lots 4 and 3, the same offset west of the Road and the third one, and the last one, was 40 feet south of the dwelling of Mr. Munsen. It puts it about in there, I guess.

(Mr. Keene looking at map with Commissioners)

Yes, about in there. About half way between the corner of the house and the corner of the bind, and so these holes went down 9 feet in the first case and 8 feet in the second and 8 in the third, and the, and in each case there is about a foot and a half of top soil, red bound top soil and then a glacial till. It is a geological term. It means in Connecticut, in New England, it is a mixture of boulders, cobbles, gravel, sand and silk and sometimes clay. In this case here, there is considerable clay. I mean not a terrific amount but most of it is clay.

COMM. ACHENBACH: What class soil is it?

MR. KEENE: What do you mean, as far as leaching?

COMM. ACHENBACH: Yes.

MR. KEENE: Well I didn't make any seepage tests because Doctor Palmieri suggested that I just make the Borings. The seepage tests, he said, would come later, so I didn't make any seepage tests.

COMM. ACHENBACH: What is till commonly?

MR. KEENE: It is definitely, till is generally C or it might be a D. It is not an A or a B of course, because it has too much silk and clay. The silk and clay, the silk runs about 20 or 30 percent and the clay about the same, about 20 or 30 percent. In other words, it is quite rich in silk and clay. Silk is simply a very very fine sand which feels soft to the touch. It is so fine you can't feel the granular nature of the silk and the water table we found ground water only at the first hole. The first hole the ground water table was at elevation 4. I went back 27 hours later and checked the ground water table in all three cases and ground water table was at 4 foot depths at hole A and we found no ground water at all at holes B and C. A, of course, is at a low elevation below the road and B and C are higher above the road. As I said, I made some simple laboratory tests by the use of the hydrometer which Mr. Button is probably familiar with, it is a sedimentation test and you pick a sanded sample and you put it in a glass cylinder. It is a standard soil test and by the hydrometer you can get the amounts of the percentages of sand, silk and clay.

COMM. BUTTON: I am glad you didn't do it by the fuel test.

MR. KEENE: Well actually, Mr. Button, the, if you moisten it, it does feel a little bit sticky, so you know that it has a little clay

in it, and I added in my report that most of the upland area is similar glacial till. That is about the extent of my investigation and.

ATTY. HAGEL: Thank you Mr. Keene. I'm sure they are satisfied.

CHM. HIGGINS: Does Doctor Palmieri have a copy of these?

ATTY. HAGEL: I believe Mr. Yannone has forwarded Mr. Keene's findings. Mr. Keene did you forward directly to Doctor Palmieri the findings?

MR. KEENE: I did. Yes Sir.

ATTY. HAGEL: I guess that is why he is aware of the 4 foot elevations of water in that depth of one area.

CHM. HIGGINS: Thank you Mr. Keene. Anybody else wish to be heard on this subdivision.

MR. PESERVICH: What is the official name as mentioned of the subdivision?

CHM. HIGGINS: Well it is "Laurel Grove Estates", Section 1, at least that is all we have here. Would you state your name please.

MR. PESERVICH: Yes. Edward J. Peservich, Laurel Grove Road.

CHM. HIGGINS: Any further comment on this subdivision. Hearing no further comment, I'll declare this hearing as the Planning Commission closed.

The meeting adjourned at 8:50 P.M.

Respectfully submitted:

Barbara Sakelakos
Barbara Sakelakos, Recording Secretary