

COMMISSION ON THE CITY PLAN AND ZONING - ACTING AS THE ZONING
COMMISSION - PUBLIC HEARING - THURSDAY - JULY 7, 1966 - COUNCIL
CHAMBERS - MUNICIPAL BUILDING - MIDDLETOWN, CONNECTICUT

Present: John J. Higgins, Chairman
Carmelo J. Mazzotta, Jr., Vice-Chairman
Edward F. Button, Secretary
Joseph W. Masselli
Philip M. Salafia
Salvatore J. Lisitano, alternate member, not sitting in official
capacity

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

Also

Present: Nicholas Misenti, Deputy Director of Public Works, member w.v.p.,
Hartford Courant Reporter, Jack Daly, Barbara Sakelakos, City
Plan Office Secretary, Petitioners and Counsel and approximately
eight (8) members of the public.

The meeting was called to order by the Chairman at 7:42 P.M.

CHM. HIGGINS: Sitting as the Zoning Commission, we will hear the
petition on zoning and I'll ask the secretary, Mr. Button, to
please read this for the records.

COMM. BUTTON: As the Zoning Commission -

To consider a Change of Zone petition of James V. Carta. A request
that land be changed from a Restricted Residence Zone to a Commercial
Zone. The property is located on South Main Street Extension.
Counsel: None

CHM. HIGGINS: Would you read the comment from, the further comment
from Doctor Palmieri.

COMM. BUTTON: Regarding the petition of James Carta.

Any plans to utilize land adjacent to applicant's property for whatever use would depend on the accessibility to sanitary sewer and public water supply lines which are close by. No other system of sewage disposal would be acceptable to the Board of Health. Until more information is received on the proposed use of said property, no further report can be made.

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

CHM. HIGGINS: Anybody here wish to speak on that particular petition.

UNKNOWN SPEAKER: If I may. For what purpose in general, is this zoned for.

CHM. HIGGINS: Well presently the front is zoned Commercial.

COMM. BUTTON: Excuse me, Mr. Chairman. We don't know the speaker.

CHM. HIGGINS: Oh yes, would you please give us your name. I'm sorry.

MR. JONES: Harold Jones, Brown Street. I'm sorry.

CHM. HIGGINS: The front is zoned Commercial. The rear is presently Residential. He is asking for a change of zone to Commercial for that back property.

MR. CARTA: Well if I may straighten him out.

MR. JONES: I'm not protesting it

CHM. HIGGINS: Just a minute, please. If you want to talk, you talk. It is Mr. Carta.

MR. CARTA: James V. Carta, the petitioner. We have been considering the construction of either a small motel or efficiency apartments. One room, two room efficiency apartments at the west end of my

property which is beyond, just beyond the Diner. This is not a sure thing. We are just thinking it over. I felt that if and when we were ready to go ahead with it, I would rather have the land Commercial and then we wouldn't have to go through that phase.

CHM. HIGGINS: Thank you Mr. Carta. Any further comment on this petition. Well hearing no further comment, I'll declare the Hearing closed.

The meeting adjourned at 7:45 P.M.

Respectfully submitted:

Barbara Sakelakos
Barbara Sakelakos, Recording Secretary

John J. Higgins, Chairman

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Hartford Courant Reporter, Jack Daly, Barbara Sakelakos, City
Plan Office Secretary, Petitioners and Counsel and approximately
eight (8) members of the public.

The meeting was called to order by the Chairman at 7:35 P.M.

CHM. HIGGINS: We will start the Public Hearing, sitting first as
the Planning Commission. I'll ask Mr. Button, the secretary, to
read the call of the meeting.

COMM. BUTTON: Commission on the City Plan and Zoning - Public
Hearing - Thursday - July 7, 1966 - 7:30 P.M. - Council Chambers -
Municipal Building - Middletown, Connecticut

As the Planning Commission -

To consider a sixty-nine (69) lot subdivision entitled "Ridgewood Hills",
Monarch Builders, subdividers, and located on the north side of Congdon
Street.

Counsel: John F. Pickett, Attorney at Law, Dzialo, Pickett and Allen,
164 Court Street, Middletown, Connecticut.

CHM. HIGGINS: And I don't know whether you have it or not, but there is a communication here from the Department of Health, from Doctor Palmieri. Would you read that please.

COMM. BUTTON: July 5, 1966

John J. Higgins, Chairman
Commission on the City Plan and Zoning
City of Middletown, Conn.

Dear Mr. Higgins:

Following are reports from the Board of Health on two applications, one each for the planning and for the zoning commission:

PLANNING COMMISSION: "Ridgewood Hills". Since both a sanitary sewer and public water supply will be available for this proposed subdivision, no comment is offered on those two items except to mention that a determination of the adequacy of the sanitary sewer line will no doubt be made by the Public Works Department to avert overloading the line.

Because of recent past experience in the same general area with a problem of rat infestation, mosquito breeding and questionable responsibility as to the maintenance of storm water ditches it is my recommendation that no open drainage ditches be allowed on this proposed subdivision.

It is further recommended that developer petition the Sanitary District Commission prior to the completion of the proposed subdivision for extension of garbage and rubbish collection service to the development and that said service be made part of the conditions for sale of any of the new homes.

Another condition for the sale of any part of said subdivision is suggested, namely, to forbid any future property owner in said subdivision from accumulating any discarded lumber, old tires, old automobiles and parts, etc. on any part of the property which is purchased by an individual.

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

The second part is on the zoning.

CHM. HIGGINS: And I'll note here for the record, that we also have forwarded a copy of the subdivision map to Vincent Marino, Director of Police and Franklyn Dunn, Director of Fire, for their comments, which no doubt will come up in Executive Session. If there is anybody here who wishes to speak on the petition, please come up and state your name, so that it will be picked up by the recorder.

ATTY. PICKETT: Attorney John Pickett, representing the petitioner. Gentlemen you have before you the plan showing the sixty-nine (69) lot subdivision known as "Ridgewood Hills" situated on Congdon Street, Middletown. It, to the best of my knowledge and belief, conforms exactly to the Subdivision Regulations of the City of Middletown. With regard to Doctor Palmieri's letter, of course, as he pointed out, a sanitary sewer system and municipal water will be available. Again there will be no open ditches, to the best of my knowledge. I think it is fine if we can get the Sanitation Department to pick up garbage and rubbish collection in the area. In Doctor Palmieri's letter he refers to old tires, automobiles and so forth and certainly this is an objectionable thing in any subdivision and is specifically prohibited as it is in other developments owned and maintained by Mr. Haftel, by virtues of the Declaration of Restrictions and Covenants. Perhaps some of you are not aware of these, but before a subdivider may obtain permission to erect and sell his homes, through FHA and VA programs, he must file in the appropriate land records, a document known as a Declaration of Restrictions and Covenants, and this document is in the nature of zoning. It for example, points out that you may not carry out a commercial or industrial enterprise from your home. Of course, this is also prohibited by our Zoning Ordinance and it specifically prevents you from doing these things that are accentuated by Doctor Palmieri. There are other things in these Declarations of Restrictions and Covenants. I might point out the fact that you may not have livestock or animals other than household pets and things that would normally be objectionable in a residential subdivision. Getting back to the plan itself, I believe that the streets shown on that layout and the lot layout does, do conform to our Subdivision Regulations and accordingly we do

respectfully request that it be approved. Questions.

CHM. HIGGINS: Thank you Attorney Pickett.

ATTY. PICKETT: Thank you.

CHM. HIGGINS: Anybody else wish to be heard on this particular subdivision. Well hearing no further comment, I'll declare this Hearing on subdivision "Ridgewood Hills" closed.

The meeting adjourned at 7:41 P.M.

Respectfully submitted:

Barbara Sakelakos
Barbara Sakelakos, Recording Secretary

John J. Higgins, Chairman