

COMMISSION ON THE CITY PLAN - PUBLIC HEARING - THURSDAY - JULY 9, 1964 - 7:30 P.M.
MAYOR'S CONFERENCE ROOM (205-206) - MUNICIPAL BUILDING - MIDDLETOWN, CONNECTICUT

Present: Mayor John S. Roth
John J. Higgins, Chairman
William P. Spear, Vice-Chairman
I. Robert Traversae, Acting Secretary
Seb J. Passaneal
Nathan Shapiro
Carmelo J. Mazzotta, Jr., alternate member, sitting in official capacity
(Chairman Higgins appointed alternate member Mazzotta to act in
behalf of Commissioner Warner)

Absent: Helene B. Warner, Secretary
William Anderson, alternate member
Robert Steinko, alternate member

Also

Present: Barbara Davis, City Plan Office Secretary, Petitioners and Counsel
and approximately ten members of the public.

The meeting was called to order by the Chairman at 7:30 P.M.

CHM. HIGGINS: We'll call this hearing to order. We will sit first as the
Planning Commission and I'll take item number 2 on the agenda because
there is no Council involved in this so it might easily be handled and
I'll ask Mr. Spear, as Acting Secretary, to read the call of the meeting
on this particular item 2.

COMM. SPEAR: To consider a three-lot (3) subdivision entitled "Bushnell",
Harold E. Bushnell, subdivider and located on the easterly side of Falls
Road, between Country Club Road and Smith Street. Counsel - None.

CHM. HIGGINS: Want to read this statement from the Department of Public
Works.

COMM. SPEAR: This is a statement from the Department of Public Works.
City Plan Commission, City of Middletown, Connecticut.
Gentlemen:

The Department of Health has no comment to make with regard to the
proposed subdivisions of three lots each entitled "Smithwick" and
"Bushnell".

Details pertaining to the location of the wells and sewage disposal
systems for each of the proposed lots will be developed before a
building permit is issued.

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

CHM. HIGGINS: And now this if from the Department of Public Works, I'm sorry,

I said Public Works before.

COMM. SPEAR: From the Department of Public Works. June 24, 1964. City Plan Commission, Municipal Building, Middletown, Conn. RE: "Bushnell Subdivision" Falls Road

Gentlemen:

In reviewing the "Bushnell Subdivision" this office offers the following comment:

1. The proposed sidewalk should be located one (1') foot off the street or property line and not within the proximity to the traveled portion of the street as shown on the plan.

No other utilities occupy or are proposed for the area and this invites no additional comment.

Very truly yours, Joseph L. Rosano, Supt. of Public Works

CHM. HIGGINS: And there are 2 copies of the receipts, signed Return Receipt of the abutters which are here in the records and also a letter from Mr. Bushnell and Mr. Campbell which will be a matter for Executive Session. Is there anybody who wishes to be heard on the "Bushnell" petition.

MR. CAMPBELL: Mr. Bushnell was unable to be here and asked me to represent. I think that we have complied with all the rules and regulations of the Planning Commission. In regard to that sidewalk, the land is so situated that there will be no exit from the houses when built, to the road. There is a right-of-way and there will be a suitable road to gain entrance from the rear. The sidewalk is there just because it's a rule and regulation and I feel that it won't be any hardship to anyone to put it next to the road. The land goes up so quick, that I would hate like the duce to move it back against the property line. As a general rule, I'm in favor of a sidewalk being right back to the property line particularly on account of snow, when the plowing starts, but nobody will ever use that sidewalk to any extent and it would be very expensive to move it back on account of the grade going up so quick, and I would be very glad if you could see fit to leave it where it is shown. I don't think there is anything further. Thank you.

CHM. HIGGINS: Thank you, Mr. Campbell. Anybody else wish to be heard on the "Bushnell" petition. Well hearing no further comment, I'll close on the Bushnell petition and have the Secretary read the, number 1 on the agenda as the Planning Commission.

COMM. SPEAR: To consider a three-lot (3) subdivision entitled "Smithwick", Daniel G. Smithwick, subdivider and located on the westerly side of Maple Shade Road, between Randolph Road and Kelsey Street. Counsels - Harry W. Edelberg and Charles P. Bufithis, Attorney's at Law, 72 Court Street, Middletown, Conn.

CHM. HIGGINS: And this is the comment from the Department of Health.

COMM. SPEAR: Here is a letter from the Department of Health. City Plan Commission, City of Middletown, Connecticut.

Gentlemen:

The Department of Health has no comment to make with regard to the proposed subdivisions of three lots each entitled "Smithwick" and "Bushnell".

Details pertaining to the location of the wells and sewage disposal systems for each of the proposed lots will be developed before a building permit is issued.

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

CHM. HIGGINS: This is from the Department of Public Works.

COMM. SPEAR: From the Department of Public Works. June 16, 1964, City Plan Commission, Municipal Building, Middletown, Connecticut. RE: "Smithwick Subdivision" Maple Shade Road

Gentlemen:

The map of the "Smithwick Subdivision" as submitted by the developer is acceptable to this department and approval of same is herewith granted.

Very truly yours, Joseph L. Rosano, Supt. of Public Works

CHM. HIGGINS: Please state your name for the record, Attorney Edelberg.

ATTY. EDELBERG: My name is Harry Edelberg and I practice Law at 72 Court Street in Middletown. Gentlemen. This is remaining frontage, I believe, of the Smithwick property. Over the years, the Smithwick's have sold off building lots and this is a portion of the remainder of what they own and they would like to have this divided into 3 lots so they can sell them as building lots. Each one of you must have a copy, or at least there is a copy filed here with what we have in mind. Thank you.

CHM. HIGGINS: Thank you, Attorney Edelberg. Anybody else wish to be heard on the "Smithwick" petition. Hearing no further comment I'll declare the meeting as the Planning Commission closed.

The meeting adjourned at 7:40 P.M.

Respectfully submitted:


Barbara Davis, Recording Secretary