

COMMISSION ON THE CITY PLAN AND ZONING - PUBLIC HEARING - WEDNESDAY  
JULY 11, 1973 - 7:30 P.M. - MUNICIPAL BUILDING - COUNCIL CHAMBER -  
DEKOVEN DRIVE - MIDDLETOWN, CONNECTICUT

Ralph H. Shaw, II, Chairman  
Robert F. Chamberlain, Vice-Chairman  
David B. Mylchreest, Secretary  
Eric Lowry  
George Ausustine, Alternate  
Gerald J. Lentini, Alternate

COMMISSION MEMBERS  
PRESENT

Seb. J. Passanesi; Frederick Congdon, Alternate

MEMBERS ABSENT

George A. Reif, Director  
Catherine V. Raczka, Assistant Director  
Althea C. Rinaldi, Recording Secretary

STAFF

Comm. Augustine was appointed to sit in for  
Comm. Passanesi in his absence.

Atty. Louis W. Johnson, Michael Augeri, of Town  
& Country Auto Sales, Inc. Daniel Potter, of  
Raymond Engineers; John McCoid; Atty. Kenneth Mango  
of Meriden, Rep. Jean Hopkins; and approx. 30 members  
of the public-at-large. Sherman Beinhorn, reporter, Press.

OTHERS

CHM. SHAW:

I'd like to call the meeting to order of the  
Commission on the City Plan and Zoning. Comm.  
Passanesi being absent, I will ask Comm. Alternate  
Augustine to sit in his place if you will. We have  
a four items in the Public Hearing, the section of  
our meeting tonight, I'll ask the secretary to read  
the notice.

SEC'Y MYLCHREEST:

The Middletown Commission on the City Plan and  
Zoning will hold a Public Hearing on July 11, 1973  
starting at 7:30 P.M. in the Council Chamber,  
Municipal Building, DeKoven Drive, Middletown,  
Connecticut, to prepare proposals for the following:  
1. Applications for a proposed special exception  
to erect a new Sales and Service for new and  
used automobiles on New Field St., by Town and  
Country Auto Sales Inc. Thank you.

LEGAL NOTICE

CHM. SHAW:

Before we proceed I want to lay out the ground  
rules just briefly. I'll ask that proponents for  
any particular application or request, I'll speak  
first, when you do speak I'd like to have you  
come up to the table and identify yourself, name  
and address and give us the proposition proposal  
that you wish to present. And then after all  
people who wish to speak for a particular application  
have spoken those who are in opposition will be in-  
vited to speak. We will try as much as possible not  
to make this a public debate as an information session  
and we will undoubtedly be asking questions of the pro-  
ponents as we go on. Now who wishes to speak for the  
Town and Country Motor.

ATTY. LOUIS JOHNSON:

TOWN & COUNTRY  
AUTO SALES  
NEWFIELD ST.

I'm Atty. Louis W. Johnson and I represent Town and Country Auto of Lincoln-Mercury we're here as Sec'y read the call of the meeting for a Special Exception to erect a new building for the Sales and Service Automobiles on Newfield St. Proposed areas approximately 600 feet along Newfield St. by about 500 feet in depth. It is North West of the Concord Steel Company. I have with me a map of the land which I will present to the Commission. A rendering of the proposed building, and interior plan of the proposed building. We come here to you gentlemen for several reasons, one, I'm going to call a Mr. Augeri, he is one hundred per cent stock holder for Town and Country Auto. He operates the Corporation and operates now off South Main St. on Ward St. He is an agent for Lincoln Mercury subsidiary Automobiles he sells prestige Automobiles, he simply cannot operate in his present location, it has become totally inadequate for his operation. If this Special Exception is granted he will erect a plant, land on Newfield St. a building, the cost of the building somewhere in the neighborhood of \$300,000.00 dollars. It would be a first class building, he would double his employment, of his own employees he will offer the service that his product requires to the public here. We can find of course were proponents, we can find nothing in the proposal in anyway would derogate the area, as a matter of fact we think it will increase the attractiveness of the area, we think it would increase the business operation in Middletown and sometimes if I may idgress, I'm not digressing. You can't zone everything in Middletown for single family houses, because if we do we don't have any tax space. We will triple without any question, our taxable property, should this Special Exception be granted. In no way sight wise, architectural wise, it is traffic wise, safety wise, anywhere things that I think of off hand that you gentlemen will eventually consider can we hurt the area in which were in. It's our opinion as a matter of fact that if this Special Exception is granted that this will be the most handsome thing.....on Newfield St. from the Godfrey Library to route 72. I don't think there is anything on this street now that will in anyway compare to what we propose to put up. I can't think of anything as a Lawyer, and I ask Mr. Augeri as a businessman that in anyway this can damage or hurt this street. I think in fact this will upgrade the whole use, on Newfield St. It's a quiet, it's an attractive..... we're not coming in and asking for a gas station, it's a quiet, it's an attractive.....and as far as I'm concerned any upgrading of the buildings that you have on this street. We will add couple hundred thousand dollars is the tax list over and above what he pays now.

We'll double his employment that he has now, and I would say that's two times twelve which will be twelve more jobs, twentyfour. It's a clean operation and I don't know what else to say to you gentlemen, without any questions I'll be glad to answer Mr. Augeri.

CHM. SHAW:

Why don't you present your presentation first.....

MR. AUGERI:

Any questions anyone would like to ask about the building whatsoever, we will be glad to answer..... in the proposed plan.

CHM. SHAW:

Any questions Bob?

MR. AUGERI:

This is the rendering and this is the actual photo that we plan to build. It's already an existing building in Texas.

COMM. MYLCHREEST:

What is the square footage of this building as proposed to where you are now.

MR. AUGERI:

Where I am now, the square footage what I have now, lets see three and three, six thousand, six to seven thousand square feet, which this would be just about seventeen thousand square feet. Three times the size.

CHM. SHAW:

It is a single story operation?

MR. AUGERI:

Yes, it is, other then parts storage on the other level.

CHM. SHAW:

I notice stairs (inaudible) has someone start (inaudible) for bulk storage.

MR. AUGERI:

For bulk storage.

CHM. SHAW:

It will be above this section.

MR. AUGERI:

Yes, it will be above that section. Yes.

CHM. SHAW:

This parcel.....

ATTY. JOHNSON:  
It's not spotted on there Mr. Chairman.

CHM. SHAW:  
No, I realize that, that's how.....

ATTY. JOHNSON:  
My man went on vacation, it would have been.

CHM. SHAW:  
But you indicate where would the Concord Steel building be, in relation to this.

ATTY. JOHNSON:  
Concord Steel is right back.....

CHM. SHAW:  
The buildings are behind (inaudible)

ATTY. JOHNSON:  
Direct behind us, yes. Follow my hands (completely inaudible) voice is too low. I would say just about right here.

MR. AUGERI  
I would say Louis, it extends all the way thru here. With the Concord Steel completely all the way back.

COMM. LOWRY:  
How far is it from the street?

MR. AUGERI:  
Five hundred over five hundred feet, to Concord Steel.

COMM. LOWRY:  
This street has already.....

ATTY. JOHNSON:  
Newfield Street

COMM. LOWRY:  
No, no the other street

ATTY. JOHNSON:  
This is a right-of-way, it is not even names, really. I don't think it has even a name but this is where you come into Concord Steel. I don't think it has a name Mr. Lowry it's a right-of-way.

MR. AUGERI:  
We have somewhat of plot plan just to put here, would you like to see that?

CHM. SHAW:  
I would like to see it.

Opening Of Plot Plan

ATTY. JOHNSON:  
This is actually an overlay.

MR. AUGERI:  
An overlay right there.

ATTY. JOHNSON:  
This is fairly an accurate overlay.

MR. AUGERI:  
This will be all greenery, going all around  
the complete area.

COMM. MYLCHREEST:  
Are you planning to use just the whole plot  
they are.

MR. AUGERI:  
Yes, for the whole complete...eventually we  
probably will. We will use I would say 3/4 of this  
outlet.

CHM. SHAW:  
Your moving to the north quarter of this  
property, that's what planning to do.

ATTY. JOHNSON:  
The building is on the north side.

CHM. SHAW:  
Up to 600 feet.

ATTY. JOHNSON:  
2/3's away from the.....

GEORGE REIF:  
And the openings will be the access roads  
not.....

MR. AUGERI:  
Off the access roads potentially if the State  
approved of course we would.....

ATTY. JOHNSON:  
We have one coming. We have to get whatever  
the State wants us WE'LL COMPLY.

CHM. SHAW:  
What you are showing us now only in the right  
of way.

MR. AUGERI:

It is only here also.....

ATTY. JOHNSON:

Hopefully, if we can get an O.K.

What I would like to point out again it is not a gas station so the traffic in and out would be a customer nominal.....

MR. AUGERI:

With all the green shrubbery, it will be all enhanced all the way thru, all front.

CHM. SHAW:

Are there any questions. Well I guess not. Alright fine. Thank you. Are you leaving these with us. Alright. Is there anyone else who wishes to speak for this proposition? Is there anyone who wishes in. Tom do you want to speak for it?

TOM REED:

My name is Tom Reed, I am here to support the zone change plus I will also see the complete change to commercial on this strip...Newfield Street right up to the Cromwell line. K-Mart has moved in and we've moved in to a commercial managery. I'm a tax payer in Middletown and by bringing more industry and more commercial business to this town we will also drop our taxes and increase the employment per people in this City. These people that have moved into all this mass of housing development that has moved into this City is now turned into a bed town and we need more industry, more employment for people, hat have moved into this City.

CHM. SHAW:

Fine, Thank you. Is there anyone else who wishes to speak for this proposition? Anyone wishes to speak in opposition to this? If there is none, we will move on to the next item. Mr. Sec'y will you read the second item.

SEC'Y MYLCHREEST:

Application for a proposed 15 lot subdivision, to be located at Boston Road and Beverly Heights, by Michael and Jean Hopkins.

LEGAL NOTICE  
MICHAEL & JEAN  
HOPKINS

Mr. Chairman will excuse me from this.

CHM. SHAW:

Comm. Lentini will you please take Mr. Mylchreest place in this particular item. Who wishes to speak for this proposition?

ATTY. MANGO:

Mr. Chariman, and members of this Board, I'm Atty. Kenneth Mango, of the law firm of Luby, Olsen, Mango & Gaffney. 16 West Main Street, Meriden. We represent the applicant Mrs. Jean Hopkins, in her request for permission to subdivide 8½ acres on Boston Road currently owned by John Keefe. The property is in an R-1 Zone and there is presently one dwelling on the property which is located on Boston Road, as you'll see from our proposed subdivision we are seeking permission tonight to subdivide it into 15 building lots which would conform in all respects to the current Zoning Ordinance of this town. On our proposed subdivision we have made provisions for a sanitary sewer system. I believe you also have a copy of this plan. There is no question but that we can extend our sewers thru the first, second, third, fourth and fifth lots as well as lot #15 and lot #14. The topography is such for the balance of the property that we're not as yet certain whether we can extend that sewer to include the balance of the lots. We think that we have a pretty good chance of extending the sewer lines to all the lots except lot 13, lots 12 and 11, their without question to low for the sewer system. We will know when we take further test whether or not if we can develop these other lots with a sewer system. We will also installing the roadway, storm water sewers as well as the water line. There is one change that is indicated on the map. On the map we show a 30 ft. wide road surface with 3 ft. wide sidewalks. It is our desire if your counsel should approve our preliminary subdivision to change that to 4 ft. wide sidewalks and a 22 ft. wide roadway. That would give us more land area. Of course, the...as the plan indicates the surface will be bituminous surface. That is basically the information we have, before we have any questions.

COMM. CHAMBERLAIN:

What are you going to do with the house on lot #1 that's in the low area.

ATTY. MANGO:

The house on lot #1 will be preserved and will be offered for sale along with the other homes in this subdivision. We have money appropriated for the improvement of that house.

CHM. SHAW:

Is it your intention to develop this beyond the road you actually build houses on, is that the intent to sell the property.

ATTY. MANGO:

At this point we are uncertain...we think we may developing the homes in this area but again this again is off limit area. It is our thought at this point to erect the homes in the area.

CHM. SHAW:

What are the sq. footage of these lots? Ruffley have an acre because you've got these three prints that what ya're talking about the possibility of septic tanks.

ATTY. MANGO:

Our monuments have not as yet been established out here. We couldn't tell from the preliminary plan. We would have to indicate on our final plan. We have the frontage indicated here and if you can take the lot #1, you've got a 100 X approximately 105 feet, that's.....appears to be the smallest lot shown on the subdivision map. You'll note that the three lots that we indicate will probably need septic tank system are the three largest lots on the subdivision map.

COMM. CHAMBERLAIN:

It goes all the way back to (inaudible)

ATTY. MANGO:

We have indicated on our map three conditions if you'll like I'll read them into the record, that "any lot sold or transferred will have a minimum width and area, substantially the same as those of the platted lots and only one principal building will be permitted on any such lot, and that the deed of transfer shall include references in feet and hundredths to an official permanent monument not more than five hundred (500) feet distant from said lot and in existence before record of said transfer. Secondly, the proposed street, water line, sanitary sewer and storm sewer will be constructed within one year. Third, approval of said final plat may be revoked by the Commission and said final plat withdrawn from the file of the Town Clerk should any or all of the above covenants and agreements shown on said plant not be fulfilled," by Mr. Hopkins.

CONDITIONS FOR THE  
RECORD

CHM. SHAW:

As I read this the road is coming out also to Beverly Heights, is that right runs thru with a short cul-de-sac. Any questions on that? Thank you. Anyone else who wishes to speak? Anyone else wishes to speak in favor of this request? George do you have any correspondence?

GEORGE REIF:

Yes we do, from the Water and Sewer Department we have the information. That...Water main can be extended to this area.

Sewer line available in Boston Road but at an elevation which will prevent sewerage of the majority of lots by conventional means.

REPLY FROM WATER  
& SEWER DEPT.

The Health Dept. backs us up and picks it up by saying:

Preliminary percolation tests on lots 6 thru 13 will be performed on July 10, 1973 (weather permitting) as desired by developer. Results of these tests will be forwarded to your office as soon as possible.

HEALTH DEPT.

The Fire Chief asks;

As to the Hopkins subdivision at Boston Road and Beverly Heights, the Fire Department would like a hydrant installed so the distance from it to any of the homes is not greater than 500 feet. This would be at the intersection of the road coming from Boston Road and the road coming from Beverly Heights.

FIRE CHIEF

THE PUBLIC WORKS asks:

1. All lot lines should be dimensioned.
2. Minimum walk width should be four (4) feet rather than the three (3) feet as shown.
3. Drainage system must terminate at some point adjacent to the high water mark on the Coginchaug River.

Addition comments must be withheld until such time as the receipt of a more detailed or finalized plan and profile of the streets and utilities.

PUBLIC WORKS DEPT.

The Police Department says:

In reference to 15 lot subdivision submitted by Michael and Jean Hopkins, to be located at Boston Road and Beverly Heights, the Police Department has no objections provided that, if approved, the proper traffic sign be posted prior to occupancy.

POLICE DEPT.

That is total of all the comments.

CHM. SHAW:

Fine, thank you. Is there anyone who wishes to speak in opposition to this request. Please come forward. You'll have to come all the way forward and identify yourself for the records.

MR. CZAJA:

My name is Mr. Czaja; 114 Boston Road. I do not want to speak in opposition but I do have some questions. As you can see from this map my property butts adjacent to the lot 12 & 13. Said lots are....two of the three lots that they propose to use septic tanks. If you had a topo map of this property you can see that there is a very high pitch here that runs down. It does pitch down quite a bit, and I've been having a very big water problem in my back yard every spring and every winter and spring, and with the water just runs down this lot into my back yard and floods up my back yard. I know right around where my name is here I dug a hole and I had Mr. Chide dig a hole last September. That went 7½ ft. deep, to put in a dry well. And this was a Saturday afternoon at 5:00 P.M. by Sunday morning this hole was full. Filled with 7 feet of water, and I noticed last night they dug some more holes here one approximately 2 feet wide by 6 or 8 ft. or 16 feet deep another hole right adjacent to it with an auger and both holes did have water in it last night. I just have a fear that if they do use it have a septic system, if they have any provisions for this run off into the adjacent property.

CHM. SHAW:

Thank you very much. Is there anyone else who wishes to speak about this?

WILLIAM L. THOMPSON:

My name is William L. Thompson, 140 Boston Road. I want it understood that this is not a voice of opposition it is a matter of asking a few questions to probably get a few answers. I want to compliment the developer who it may concern on the presentation of the preliminary plans. It was well done and gives us a clear picture of what they are going to do out there. I would like to ask the proposer.. the proponent if he can answer, it is probably there are hard questions to answer. Will the house that he puts up be equalled value to these new homes that are in that area there. Number one, as far as the contents, the footage in the home what it be of that size or probably a little larger; number two, in what bracket and these are hard questions to answer and probably entirely out of order but I would like some kind of answer. What will the homes sell for? Approximately, the minimum, I don't.....

CHM. SHAW:

Well we just asked counsel the question whether if they intended to build homes there or sell property and didn't answer that question directly.

So obviously at the moment it will be impossible I presume, I should be putting words in your mouth but if not possible I would presume for you to answer that question about the homes.

ATTY. MANGO:

Yes sir, I can only answer it this way that based upon the cost of acquisition of this property and estimates we had at this time if you were to build a home there they would probably sell from \$35,000 to \$40,000 range, if we were to build the homes.

WILLIAM L. THOMPSON:  
35 to 40?

ATTY. MANGO:

Based on the preliminary.

WILLIAM L. THOMPSON:

I was well aware of the fact that they're questions to answer but I was wondering if you advanced it in that stage when you could.... could be some kind of a ....As I say, there probably be storm sewers etc. I can't see as far as the.....of course this gentlemen here said he had a problem with water down here and no doubt he had, but I can see as far as septic tanks system is I think that everything has to be approved by the State and your local Health Dept. and local Inspectors. So....

CHM. SHAW:

Is this your property here?

WILLIAM L. THOMPSON:

Yes sir, in fact this complex I would be the largest of the most footage as far as boundries is concerned. Here and here. I don't see if there is anything further for me to ask you gentlemen.

CHM. SHAW:

Thank you very much. Is there anyone else who wishes to speak about this proposal? If you wish to speak please say so. If not I'll ask the Sec'y to go on and read the next item. Counsel would you want this?

SEC'Y MYLCHREEST:

Application for a proposed 3 lot subdivision located on Smith Street by Raymond Engineering, Inc.

I will have to excuse myself again.

LEGAL NOTICE  
RAYMOND ENGINEERING  
SMITH STREET

CHM. SHAW:

Comm. Lentini is still sitting. Who wishes to speak for this request?

DAN POTTER:

I'm Dan Potter, Vice-President of the Company and what we are asking for is simply a.....we have three lots that are residentially zoned we just like to clean them up and it is our intention to return them to residential use in this connection we are retaining a 50 ft. piece of vacant property which at a later date will apply for a right-of-way if we feel if we need it....There is provided a drainage east of that, I understand is necessary to be included in a 50 ft. right-of-way. That sums up the whole situation.

CHM. SHAW:

Will put that open so that we can take a look at it.

DAN POTTER:

Sure thing. This is Smith Street here.

CHM. SHAW:

Where is a.....

DAN POTTER:

This is Smith Street here and these are the three lots that we are talking about. There's a house on this lot. These two lots are vacant. We won those and we simply ask that we clean them up and.....

CHM. SHAW:

Alright, your buildings are on this property. Where is the right-of-way you are referring to? Between these two properties. Alright.

COMM. CHAMBERLAIN:

You've got 27,000 sq. ft. of it?

DAN POTTER:

This one is 27 and this one is 27 and that one is 32 on that one.

CHM. SHAW:

And this larger piece abutts your factory area?

DAN POTTER:

This is all industrial zoned, and this is our property here.

CHM. SHAW:

Where is the factory buildings?

DAN POTTER:  
Our plants are right in here.  
We go in off Smith Street.

CHM. SHAW:  
Are there any questions about it?

COMM. CHAMBERLAIN:  
These three lots you're going to sell off.

DAN POTTER:  
That's right, they are residential property and  
we have no use for it.

COMM. LOWRY:  
There's a street now.

CHM. SHAW:  
This is Smith Street and divide this section and  
leave a right-of-way, a potential right-of-way  
between two of the lots. Are there any questions  
of Dan? Alright, would you please leave that their  
for just a moment, please. George do we have any  
comments on this?

GEORGE REIF:  
Yes, Health Department;  
1. City water is available for all four (4)  
lots.  
2. Sanitary sewer is available for Lots 1,  
2 and 3. According to Sewer Dept.  
Engineer, sanitary sewer service to lot  
#4 is questionable and private sewage  
disposal system may have to be installed.

REPLY FROM  
HEALTH DEPT.

Application for percolation test should be  
submitted to Health Dept. and test will be  
conducted in October.

Water & Sewer Dept.;  
Water and Sewer available to lots 1, 2 and 3.

WATER & SEWER DEPT.

Public Works says;  
After review of the above referenced project  
this office offers the following comments:  
1. The lots as proposed should show measurements  
on all lot lines.  
2. Lot 4 does not have the necessary frontage  
on an accepted street and cannot be considered  
as a building lot at this time.

PUBLIC WORKS DEPT.

CHM. SHAW:  
Are there any other comments about....Anyone else wishes  
to speak in favor of this request? Anyone wishes to speak  
in opposition of this request? Hearing none we'll close  
that item. Mr. Sec'y.

SEC'Y MYLCHREEST:

Application for an addition to a non-conforming use by John and Adeline McCoid, 610 East Street.

LEGAL NOTICE

J. McCOID-EAST ST.  
NON-CONFORM. USE

JOHN McCOID:

I'm John McCoid from 610 East Street and we want to move an existing package store around 50 feet over to next to our present building. This building we want to remove involved in it.

GEORGE REIF:

Is this the same drawing.....

CHM. SHAW:

Yes it is, it's only a little darker.

JOHN McCOID:

This land.....this building has been turned over to another member of the family so we have to put on that building and we just want to move it next to this building here.

CHM. SHAW:

Are you moving this building or are you adding to it?

JOHN McCOID:

No, no, this building will be demolished.

CHM. SHAW:

That building will be removed and completely from the site and you'll add an addition to the store, is that right?

COMM. CHAMBERLAIN:

Where is the store now? Is the store over here now?

JOHN McCOID:

These aren't very large but they'll show you one of the stores right here now. And we want to build right along the side of the store.

COMM. LOWRY:

Is the building you want to remove?

JOHN McCOID:

Oh, no that's a barn in the back.

CHM. SHAW:

That's way in back. This building must be over to this side.

JOHN McCOID:

It will be about a 50 ft. move that's all.

COMM. CHAMBERLAIN:  
How big is your expansion?

JOHN McCOID:  
24 by 48

CHM. SHAW:  
48 ft. is the current depth of the current  
building.....

JOHN McCOID:  
It will be right back to the same as the other  
building and 24 ft. wide.

COMM. AUGUSTINE:  
Will that be a one story addition?

CHM. SHAW:  
Are there any other questions of Mr. McCoid?  
George do you have any comments?

GEORGE REIF:  
We have some comments. Let me ask how will the  
parking be provided.

JOHN McCOID:  
We have 36 feet here that we could use for  
parking.

GEORGE REIF:  
36 feet from here to here.

JOHN McCOID:  
Well from 36 from the building over exactly  
how far it would go.

CHM. SHAW:  
In other words you say you could use 36 ft.  
that wouldn't be the whole property obviously  
unless the scale be over the line or something  
like that. What's happening to the balance of  
this property.

JOHN McCOID:  
Well that's a right of way owned by another  
member of the family which will give him access  
to the rear land.

CHM. SHAW:  
That doesn't appear on this plot plan.  
But there would be a right-of-way on this.....

JOHN McCOID:  
Right, toward the present building you see.  
That's right. That's our biggest problem.

GEORGE REIF:

Parking seems to be the Planning Commission agrees to allow expansion of non-conforming use parking seems to be the problems because EastSt. is getting busier and busier all the time.

JOHN McCOID:

Of course we own all the land 200 ft. back here if we have to, we could put the parking in the back there.

CHM. SHAW:

The depth of this is 48 ft. What do you need for width for parking.

GEORGE REIF:

At least 25 ft.

CHM. SHAW:

Yes, from here to here. Alright but what about width of parking stalls.

GEORGE REIF:

9 feet.

CHM. SHAW:

9 feet. So there is only space there for 5 places if you head it in towards the building. Right.

GEORGE REIF:

You can access to it. Obviously you have enough depth but getting (inaudible) spaces that's the problem. In addition to regulations you're going to be interested in it because now the traffic and trade is going to increase (inaudible)

CHM. SHAW:

What is the approximate distance from the line that you're going to get here in the future street line to the building.

JOHN McCOID:

Future street line lets see.....

CHM. SHAW:

It cannot be more than 30 or 35 feet. If that is actually 48 feet there isn't that much (inaudible)

COMM. CHAMBERLAIN:

Are these going to stay? The gas pumps?

JOHN McCOID:

Yes.

GEORGE REIF:

The package activity is going to be in a separate building.

JOHN MCCOID:

That's right. There will be actually no access from one building to the other.

CHM. SHAW:

It has to meet the law isn't it? Am I correct? Where does these gas pumps stand now, are they back of this.....But inside is in the indicated area. Any other questions? George....Do you have some, any comments there?

GEORGE REIF:

Public Works.

Please be advised that this office has no comments or objections to offer for the above referenced project.

PUBLIC WORKS DEPT.

The Police Department

In reply to your memorandum regarding the store addition to be located at 610 East Street, the Police Department has no objections to said proposal

POLICE DEPT.

CHM. SHAW:

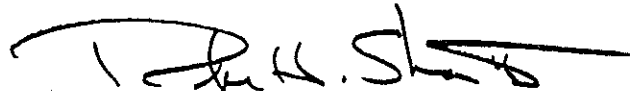
Is there any questions? Thank you. Is there anyone else who wishes to speak for this request? Anyone who wishes to speak in opposition to this proposal request. 7 minutes after 8 never closed this so soon. In that case we will close the public hearing portion of the meeting and I thank you very much. Any of you are free to stay for the meeting that will continue but will not be a public hearing.

ADJOURNMENT 8:10 P.M.

RESPECTFULLY SUBMITTED:

*Lydia Guere*

Lydia Guere, Transcriber

  
RALPH H. SHAW, CHAIRMAN  
COMMISSION ON THE CITY PLAN  
AND ZONING