

COMMISSION ON THE CITY PLAN AND ZONING - PUBLIC HEARING - WEDNESDAY -
JULY 14, 1971 - 7:30 P.M. - MUNICIPAL BUILDING - COUNCIL CHAMBER -
DEKOVEN DRIVE - MIDDLETOWN, CONNECTICUT

Edward F. Button, Chairman
Robert F. Chamberlain, Vice Chairman
Seb Passanesi
Frederick Congdon, Alternate, Acting Secretary

COMMISSION
MEMBERS PRESENT

Phillip C. Alexander, Secretary
David B. Mylchreest
Joseph P. Otfinoski, Alternate
Salvatore Lisitano, Alternate

MEMBERS ABSENT

George A. Reif, Director
William M. Kuehn
Althea Rinaldi, Recording Secretary

STAFF

Keith Johnson, Middletown Press Reporter
Approximately sixteen (16) members of the public
at large.

OTHERS

The hearing began at 7:30 P.M.

CHM. BUTTON: We will open this hearing. Regular
Commissioner Mylchreest won't be here for a while.
Mr. Congdon will act in his place. Mr. Congdon
will also act as Secretary for this hearing. Mr.
Alexander will not be able to be here and he re-
quested Mr. Otfinoski to act in his place. Mr.
Otfinoski is not here at the moment so we'll
proceed with the hearing. Mr. Secretary will you
please read the column in....

SEC'Y CONGDON: A Special Exception application
for the proposed neighborhood store on the south
side of Stack Street east of High Street is an
R-3 Zone by Louis Aresco, 81 Home Avenue, Mid-
deltown, Conn. Interested persons may appear
and be heard. Signed by Edward F. Button.

LEGAL NOTICE
LOUIS ARESCO
SPECIAL EXCEPTION

CHM. BUTTON: Any correspondence?

SEC'Y CONGDON: One here from the Dept. of Health
and it says:

L'TR FROM DEPT.OF
HEALTH

Gentlemen:

Inasmuch as there is a public water supply
and sewer available at this site, this
department has no comments to make.

Eric Gordon, M.D.

There is one from Public Works Department and it says: L'TR FROM PUBLIC
WORKS DEPT.

Gentlemen:

Please be advised that this office has no
objections or comments to offer on the above

referenced special exception.
Very truly yours,

John C. O'Brien
Director of Public Works

CHM. BUTTON: Any from the Police Department?

MR. REIF: No, not at this time.

CHM. BUTTON: Alright will the proponent for this petition step forward and give your name and address. Proceed.. Proponent...

MR. REIF: Possibly there is no proponent here. Would you like to hear a brief....

CHM. BUTTON: Alright we have to have something. Yes, what's this all about.

SEC'Y CONGDON:
City Planning Office
Municipal Building
Middletown, Connecticut

LOUIS ARESKO
APPLICATION FOR
SPECIAL EXCEPTION

Gentlemen:

I wish to apply for a special exception permit, as provided in the Middletown Zoning Code, to build a neighborhood grocery store on the south side of Stack Street, just east of High Street.

Parking will be provided as required.

Prompt attention will be appreciated.

Very truly yours,

Louis Aresco

CHM. BUTTON: Anyone here to speak for the petition? Alright anyone here to speak against the petition. If so, please come forward and give your name and address.

JOHN J. HIGGINS: Chairman and members of the Commission, my name is John J. Higgins, and I live at 59 Catherine Street. I didn't sign the petition because I'm too far away to be an abutter but I'm within the close distance of the store and I think frankly it presents a safety hazard to the extent that it's on a corner which carries as an artery of routes 66 traffic thru that particular area. This area is already serviced with a store. I think under Section 44.08.09 of your Code you have sufficient grounds to turn down this particular petition. Thank you gentlemen.

CHM. BUTTON: Thank you Mr. Higgins. Anyone else?

JOSEPH SERRA: My name is Joseph Serra, I live at 602 High Street right here in Middletown. On behalf of approximately 50 area residents in the close area of this request here I'm going to speak in opposition to the granting of the special exception for neighborhood store. As Mr. Higgins explained there is a neighborhood store within 200 ft. of this site, and proposed site is with 100 ft. of the intersection of High and Stack Streets. It is a main alternate to Route 66. High Street as you all know is a main thoroughfare in Middletown and so isn't Stack Street up and around the Arrigoni Bridge and also many school children cross there from all the different blocks cross at that corner and down at the McDonough School and we residents believe that a store that close at that intersection will cause a tremendous hazard not only to the safety of the children but to the general welfare of the area and for that reason we are opposed to this. Thank you.

CHM. BUTTON: Are you going to hand in the petition?

JOSEPH SERRA: Yes.

CHM. BUTTON: We accept the petition for the records. PETITION ACCEPTED
Anyone else?

JOHN LAROSA: My name is John LaRosa, and I live on 590 High Street northeast corner and I would like to take a second to this zoning change because of the safety hazards and because of the alternate Route 66 which is definitely caused a lot of hardship for school children to cross the street. Even now the way those cars park so close to the intersection children dart between cars back and forth. Trucks that are going to deliver merchandise it's going to be terrific. I think that I would like to be on record to be against this petition. thank you.

CHM. BUTTON: Thank you. Anyone else?

JOSEPH WOODCOCK: My name is Joseph Woodcock and I live at 581 High Street and I would like to oppose this petition and at the same time on the grounds that just about what everybody said but on the fact being on the corner where they are proposing to have this not only a safety hazard but would also have a store that close to a corner to an intersection like that. You would have bakery trucks, beer trucks and just about everything you could think of in the way of trucks. Now as it is I have two small children that play down at the playground and they are down just about every single day and it's even watching them cross the street, they go down to the store that we have down there now and it's pretty tough watching them cross the streets with just what we have now.

I'm bringing that up further than where it is right now. I think it would be a hazard. Thank you.

CHM. BUTTON: Thank you. Anyone else.

JOHN LOWERY: Mr. John Lowery, 586 High Street. I have no young children but there is enough in the neighborhood for me to worry about. Now I don't believe this should go. This is my honest opinion. Now I've seen cars go around that corner without even stopping for a stop sign. Now if you put children in that neighborhood for get it, you're going to have an ambulance there every hour and they are not going just to the hospital but go in intensive care. Because its....I just can't savvy it. And his property is adjacent to mine. If Mr. Aresco is here to-night....I turned him in once before for finding rats going into his trash cans and I reported it to the Board of Health. Now if he starts a store down there what the hell is going to happen to us? That's all I've got to say.

CHM. BUTTON: Thank you. Anyone else wishes to speak. Come on folks, now is your chance. Anyone else wishes to speak? Alright....

JOHN LOWERY: Mr. Chairman, can I say something from the back of the floor?

CHM. BUTTON: Please, loudly.

JOHN LOWERY: The first thing this situation came into.... you're suppose to relocate C & R Store, right?

CHM. BUTTON: I'd rather not comment.

JOHN LOWERY: Well, they're suppose to, the way I understand, and this man is allowed to build a store next to my home!
(Inaudible remark)

CHM. BUTTON: I therefore declare this hearing closed. Business session will start in five minutes.

Respectfully submitted:

Althea Rinaldi

Althea Rinaldi
Recording Secretary

Edward Button (a)

Edward Button, Chairman
Commission on the City Plan
and Zoning