

COMMISSION ON THE CITY PLAN AND ZONING - PUBLIC HEARING -
WEDNESDAY, JULY 16, 1969 - COUNCIL CHAMBERS - MUNICIPAL BUILDING -
MIDDLETOWN, CONNECTICUT

Present: Edward F. Button, Chairman
Philip M. Salafia, Vice-Chairman
Joseph W. Masselli, Secretary
John J. Higgins
Robert F. Chamberlain

Absent: Joseph P. Otfinoski, alternate
Salvatore J. Lisitano, alternate
James T. Rolle, alternate

Also

Present: John Pickett, Esq., Attorney for petitioners
J. R. Ryan, Middletown Press Reporter
Patricia Hutton, Recording Secretary, and approximately
four (4) members of the public-at-large.

Chairman Button called the meeting to order at 7:30 P.M.

CHM. BUTTON: I will call this meeting to order and ask the Secretary to read the call of the meeting.

COMM. MASSELLI: Commission on the City Plan and Zoning - Public Hearing - Wednesday, July 16, 1969 - 7:30 P.M. - Council Chambers - Municipal Building - Middletown, Connecticut.

As the Zoning Commission - to consider an application of Middletown Savings Bank for approval of a special exception under the provisions of Section 44 of the Zoning Code to permit land located in the Grand Union parking lot to be used for a Middletown Savings Bank drive-in establishment.

Legal Notice of this Public Hearing was published in the Middletown Press on Saturday, July 5, 1969.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD.

I have some correspondence, Mr. Chairman, from the Department of Public Works:

RE: Middletown Savings Bank Branch,
South Main Street.

With regards to the above referenced project, the Department of Public Works does not foresee any problems at this time.

Yours very truly,

JOHN C. O'BRIEN

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From the Police Department:

In reply to your inquiry of July 9, 1969, in reference to the Middletown Savings Bank Branch, the Police Department does not foresee any problems at this time.

Very truly yours,

VINCENT S. MARINO

From the Department of Health:

Dear Mr. Button:

There is no anticipation of the creation of any unfavorable conditions that might act as a detriment to public health in the application of the Middletown Savings Bank.

Very truly yours,

M.L. PALMIERI, M.D.

From the South Fire District:

Dear Mr. Kuehn:

I have reviewed the plans and sketches of the proposed Middletown Savings Bank Branch to be located at the corner of Durant and South Main Streets. I have no comments or any particular recommendations.

I hope that this meets with your approval.

Very truly yours,

Michael P. Milardo, Chief

I believe that is all Mr. Chairman.

CHM. BUTTON: Mr. Pickett.

ATTY. JOHN PICKETT: Mr. Chairman, members of the commission. John Pickett representing Middletown Savings Bank. First of all I would like to thank you for giving us this hearing tonight on this matter. I think you are all very familiar with the area. It is a corner...in fact, the unused corner of the Grand Union parking lot which is on South Main Street and Durant Street. I guess that would make it the most north westerly corner of the Grand Union property. We have entered into a lease arrangement with the owners of the premises to permit the bank to erect a branch bank on the area in question. Frankly, the only reason we are here tonight is that we do contemplate putting a drive in window on the bank.

Otherwise, it will be a typical branch bank. We don't envision a tremendous amount of traffic here. Number one this is a savings bank and not a commercial bank. We do think that most of the traffic will be from people who are going to the Grand Union area, and will park either there and walk to the bank or vice versa.

I think that it is a well-known fact in town that the Grand Union parking lot, if this is a consideration, is not completely filled at any time. For example, during the winter time, I personally witnessed time and time again, the fact that the owners or operators of the area only plow one half of the parking area. We.. This proposed use will be put into the area which is not presently plowed. Thereby using a presently unused section of the parking area. We are adding another facility to a shopping center. Nothing terribly unusual about this. The type of facility that we propose to erect is done here in a schematic form.

This would be one shot of it in the schematic form and if you look it over, it will show the sketch of the proposed facility looking from the Durant Street or back side of the bank. If I hold this like this, if anybody using the drive in window coming along the back to make a deposit, or whatever may be their business and continue out probably going out So. Main Street. Directional lines would be drawn on the asphalt that surrounds the proposed bank, so that people would easily know the traffic route intended when they propose to make their deposit or carry on bank business from the car.

I do want to emphasize that in the history of this type of situation is that most people will tend to park their cars and go in to conduct their business, rather than the one shot aspect of the drive-in window. And this is primarily so again, because it is a savings bank and because it is not a commercial bank. We have discussed this at length with Mr. Kuehn and he has sent us a letter on July 3, asking us for all the exhibits. Mr. Godwin of the bank is here and has furnished those exhibits to Mr. Kuehn to his satisfaction. You have them in your folder here. There are various plot plans, diagrams, elevations etc. We feel that this will add, if at all, a very small traffic burden to the area because, being repetitious here, this is an existing shopping center that is not being used at all on this end of it.

I think it is also to my recollection, that the Grand Union building, originally was built for the Grand Union and a small area next to it and that is not occupied. So in short, what we are doing is to occupy a presently unused section of the parking area of this facility. I note that there is some question as to the square footage etc. Of course, there is more than enough square footage when it comes to parking. Our relationship with the owners is that the people using the bank have the unlimited right to park anywhere in the shopping area. Front yard re-

quirements and side yard requirements have been met per se. The front yard requirement has been met on South Main Street and of course we are again incorporated within the entire shopping area. It will be impossible to say from the naked eye or from the person travelling to say this is the area or exact line where the lease property starts and ends. We are just going to blend into the overall shopping area. As we erect this proposed bank, if there is any questions as to parking stalls in front of it, obviously if they were going to cause any traffic problems, it is to our benefit to eliminate those. That is no problem at all.

CHM. BUTTON: Of course you can overcome some of that if you get a signed letter from the owners of the land that they will allow you to park there.

ATTY. PICKETT: Well, I think frankly, Mr. Chairman, this is....

CHM. BUTTON: I gave you copies of.. I asked Mr. Kuehn to go over this with you..and to incorporate in writing his review of the plans for the commission which you have a copy of. I would suggest that between now and two weeks your people compare with Mr. Kuehn on these things.

MR. PICKETT: Yes, he raised the question... yes.. We have already. We've gone out and inspected this site with Mr. Kuehn. This is a part of negotiations with the lease basis to mutual advantage of the lessors and lessees to have this facility used in a reasonable way. I might point out that the only reason again we are here is because of this drive-in window which is not the biggest feature of the bank.

If this were not here we'd have nothing to talk about. We obviously don't want cars parked in front of the door because we hope customers will be coming in but this should present no problem and this can easily be handled during construction. With Mr. Godwin and Mr. Kuehn, we inspected it. There are visible paint lines of parking areas in that general section of the Grand Union parking lot. I am not sure that I agree with Mr. Kuehn's word "brilliant". They are rather fading at this point. But, we, of course we have to mark out parking spaces and that sort of thing as we go along. Are there any questions.

COMM. SALAFIA: What is the area of that bank building, Jack?

ATTY. PICKETT: Do you know, Frank?

MR. GODWIN: Yes, it is 24 x 44. About a thousand fifty-six square feet.

COMM. HIGGINS: You haven't got a copy of the map, Phil, it's right in here.

ATTY. PICKETT: Yes. I do point out the area here and we propose to have it shrubbed, of course. And landscaped..we wouldn't want to have it..

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Gentlemen, we again appreciate your indulgence and your willingness to accomodate. I respectfully point out that we have a rather accute scheduling time problem here. We didn't anticipate the necessity for this. There is some question as to whether it is necessary but rather than to cause ripples, we decided to petition for this...

CHM. BUTTON: Well, I'm sure that with the drive-in window, this was necessary. Otherwise it is a simple enough procedure.

ATTY. PICKETT: If there any questions...

CHM. BUTTON: Does anyone else have anything to say on this.

ATTY. PICKETT: Thank you.

CHM. BUTTON: Then we will declare this hearing closed.

The hearing closed at 7:40 P.M.

Respectfully submitted:

Patricia A. Hutton
Patricia A. Hutton,
Recording Secretary

Edward F. Button (H)
Edward F. Button,
Chairman