

CITY PLAN AND ZONING COMMISSION - PUBLIC HEARING

MAYOR'S CONFERENCE ROOM - CITY HALL - JULY 30, 1959

Present: Commissioners Traverse, Higgins, ^{Dillon} Dunn, Passanesi and Mayor Clew. JRF

As the Zoning Commission: A change of zone from "Industrial", "Commercial", "Restricted Residence" to "Commercial" for an area north and south of Washington Street, between the Railroad Bridge and George and Camp Streets. The petitioner is the said Commission.

Mr. Ralph Gustafson, the Assistant Planner, explained the proposed changes on the map and discussed the value of such changes, explaining the present ownership and footage of the various pieces of property along Washington Street. The Chairman read a telegram from Morton J. and Dorothy B. Leonard of George Street, who are at present in Colebrook, New Hampshire. "Unable attend hearing July 30th. Read aloud for record. I oppose zoning change Washington Street property as proposed. Not in accordance with Master Plan. Also reason for rejecting Fontanella Request. Property same area, late 1957. Read reasons for record." This telegram is attached hereto and forms a part of these minutes.

Craig McKown, of the Hartford Times, asked if this change is in accordance with the Master Plan. The Chairman said that it is and explained that it is a main artery which has been accepted as the state highway and there are so many variances now that it is good planning to make it all commercial. He stated that it is very apparent that there will not be any expensive residences built along a state highway.

Theodore Raczka, Attorney, of 347 Main Street, Stated that he was in favor of this change as far as the proposed convalescent home property. Attorney Raczka stated that he had represented Mr. Reichert in his appeal to the Zoning Board of Appeals for a variance on Washington Street, which had been refused, leaving his client with a piece of property surrounded by business establishments. So he stated that on behalf of his client, he hoped the proposed zoning change could be adopted. Then he stated that from a personal point of view, he felt it would be desirable not to carry this zone as far as George and Camp Streets. There is a triangular piece of land west of Camp Street, which he felt should not be included. His idea was to protect the two properties known as "The Spanish Hacienda" and the "Deacon Wetmore" property. He said that coming into Middletown from Meriden, there is a beautiful view at this point, which gives a very pleasing first impression of the city and he felt we should keep this view intact. It was further stated that the triangular piece of property west of the convalescent home has been sold by them.

In answer to a further question, Mr. Gustafson said that the whole area now has thirty commercial uses. He further stated that this map shows one man's idea of how it should be done. He said these properties and others would not be immediately affected by the commercial zoning, but would provide for future expansion.

No one appeared in opposition to this plan. Public hearing was closed at 8:00 P.M.

Respectfully submitted,

Claire E. Hedges

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Secretary

EXECUTIVE SESSION

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Commissioner Dillon offered a motion to approve the change of zone in accordance with the map of July 16, 1959. This motion was seconded by Commissioner Higgins and was unanimously voted.

"Monarch Builders" (Amendment to Zoning Ordinance) - Motion was made by Commissioner Passanesi that this amendment be approved. It was seconded by Commissioner Higgins and voted unanimously.

"HELCO" petition (Change of Zone) - Motion was made by Commissioner Higgins that this change of zone be approved. It was seconded by Commissioner Dillon and unanimously voted.

Session closed at 8:10 P.M.

Respectfully submitted,



Claire E. Hedges