

COMMISSION ON THE CITY PLAN AND ZONING REG. MTNG.

AUGUST 9, 1972

Ralph Shaw, Chm.; Robert Chamberlain; David Mylchreest;  
Eric Lowry, Frederick Congdon, Alt.; George Augustine, Alt.

COMMISSION  
MEMBERS PRESENT

Seb Passanesi; Salvatore Lisitano, Alt.

MEMBERS ABSENT

George A. Reif, Dir.; William M. Kuehn; Althea Rinaldi

STAFF MEMBERS

Philip Bauer, Eng., Public Works Dept.; Atty. Robert L. Hurney representing Crele Const. Co.; Members of the Conservation Commission included: Erwin Kelsey, Chm., Philip Merriam, Ernest Schwarz; Plater Campbell and Larry Small of the Soil Conservation; Geoffrey Colegrove, Dir. Midstate Regional Planning Agency; William Petras and Mr. Johnson representing the Sportsmen Club of Middletown.

OTHERS

Comm. Congdon served in the absence of Comm. Passanesi.

Minutes of the Reg. Mtng. of July 26, 1972, were unanimously approved on motion and second by Comms. Lowry and Congdon.

MINUTES APPROVED  
OF 7/26/72

Approved on motion and second by Comms. Chamberlain and Mylchreest the application to establish a residential building lot with less than 200' from a parcel of land owned by Harry A. and Gloria V. Smith, located on Ballfall Road.

ESTABLISHED  
BUILDING LOT FOR  
HARRY SMITH -  
BALLFALL RD.

Approved on motion and second by Comms. Lowry and Chamberlain the concept of Color Mart and Huntington Book Store re-locating to the northwest corner of Broad and Williams Sts.

APPROVED COLOR-  
MART & HUNTING-  
TON CONCEPT

Approved with minor changes, expansion of parking for McDonald's Restaurant located on South Main St. upon affirmative report from Public Works Dept., on motion and second by Comms. Chamberlain and Lowry.

APPROVED ADD'L  
PARKING-S, MAIN  
MCDONALD'S

Tabled site plan review for Madden's Day Care and Nursery on Country Club Road for a technical modification on motion and second by Comms. Mylchreest and Chamberlain.

TABLED - SITE  
PLAN REVIEW -  
MADDEN'S NURSERY

Atty. Robert Hurney, representing Crele Construction Co. presented a new site plan for that firm's proposed new Saybrook Road facility.

SITE PLAN-CRELE  
CONSTR. CO.  
PRESENTED

Commission's proposal for visual screening from Saybrook Road brought objections from Atty. Hurney who felt trees and/or bushes would prevent adequate police protection. To avoid direct vehicular access to and from the site and Saybrook Rd. Hurney suggested a split rail fence.

Erwin Kelsey, Chm., Philip Merriam, Ernest Schwarz of the Conservation Commission; William Petras and Mr. Johnson representing the Sportsmen Club of Middletown and Plater Campbell and Larry Small of the Soil Conservation Service held a joint meeting with the Commission.

JOINT MEETING OF  
CONSERVATION  
COMMISSION &  
GUESTS

Mr. Campbell, soil scientist, showed a composite soil map of Middletown. The map will assist landowners, land developers, planners, engineers and town and state agencies, as a guide for soil information in their decisions for planning purposes.

PLATER CAMPBELL

Mr. Campbell emphasized that the soil report does not exclude on site investigations.

A Soil Interpretations for Urban Uses-Interim Report compiled for the Midstate Regional Planning Agency was the text of Mr. Campbell's presentation. Soil scientists made the survey to learn what soils are in the towns covered by Midstate Planning Regions. The soil was classified according to nationwide uniform procedures. The report concluded with tables depicting the evaluation of the physical properties of Soils as they relate to their suitability and limitations to support urban development.

Hydrological Data and a Topographical Geological Resource Map was used by Mr. Larry Small for his presentation on the Stream Belt and soil in the Flood Plain. Aerial photo's and much field work was involved in compiling information. The resource map shows major watersheds and sub-watersheds. The Stream Belt is the environment corridor of Open Space. Mr. Small stated that the Natural Resources in Middletown could be developed and public acquisition for recreation (water oriented) is to be encouraged for preservation.

Geoffrey Colegrove, of Midstate Agency, stated that there should be a controlling zoning ordinance with full authority to approve or reject land development of inland wetlands, stream banks, or lakes and ponds within the town. Act 155 was passed this year for the protection of inland wetlands, marshes and mostly undeveloped acres used for a breeding ground for plant and animal life. The individual municipal commissions using state guidelines, should carry out the provisions of this Act. The Middletown Conservation Commission and Planning and Zoning Commission have been working closely toward these objectives for some time.


Wesleyan University's site plan for additional off-street parking near the Hockey Rink was received favorably.

The University's site plan for its new library will be presented by Neils Frederiksen at the Comm. Mtng. Aug. 23.

The Police Dept. and a consultant will, be contacted regarding the C.B.D. Loop Traffic System Design.

Pameacha Pond modification possibilities were discussed. No definite conclusions were reached.

RESPECTFULLY SUBMITTED

  
DAVID MYLCHREEST, SECRETARY  
COMMISSION ON THE CITY PLAN  
AND ZONING

ADJOURNMENT