

V-Chm. Eric G. Lowry; Dr. Christie E. McLeod; Seb. J. Passanesi; Ralph Shaw II; Vincent J. Loffredo.

COMM. MEMBERS PRESENT

Daniel Z. Shapiro; Robert F. Chamberlain.

ALTERNATE MEMBERS PRESENT

Chm. Paul P. Parisi; Cos Giuffrida; Mayor Anthony S. Marino.

COMM. MEMBERS ABSENT

George L. Augustine; Conrad J. Tyaack.

ALTERNATE MEMBERS ABSENT

George A. Reif, Director; Catherine V. Raczka, Assn't Director; Florence Pelc, Transcribing Secretary.

STAFF

Phil Bauer, Eng. Public Works Dept.; Kim Smith, reporter Middletown Press; and approximately 20 people in the audience.

OTHERS

In the absence of Chm. Parisi, Alternate Comm. Robert F. Chamberlain will serve in his place, and for the absent Secretary Giuffrida, Alternate Daniel Shapiro will serve and Dr. Christie McLeod will be acting secretary.

ACTING MEMBERS

abs

V-CHM. ERIC LOWRY:

The meeting will please come to order. The first order of business is the Public Hearing and I will ask the acting secretary to please read the call of the meeting.

ACTING SECRETARY MCLEOD:

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING AUGUST 9, 1978 AT 7:30P.M. IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

ITEM I

<p>Item 1, Application for a Special Exception to change use to professional offices on first floor and continue use as apartments on second floor at 234 Court St., an R-4 Zone. Applicant A. Thomas White.</p>	<p>APPLICATION FOR A S.E. TO CHANGE THE USE TO PROFESSIONAL OFFICES AT 234 COURT ST.</p>
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V-CHM. LOWRY:

This has appeared in the Middletown Press twice, on Saturday July 29, 1978 and again on Saturday Aug. 5, 1978. Is there anybody here to represent this application? Would you please step forward and identify yourself for the record.

THOMAS WHITE:

I am the applicant Thomas White and I am an Attorney. The young Attorney who is assisting me will not be here tonight because he is in the hospital with a broken leg. I did attend a hearing in the late winter, early spring of your Board and some of you were present at that time, and some of you were not. At that time I was in the process of attempting to get the Fire Exclusion Exemption to the various NBC building and fire people and also the Council. At that time when I came before you I had a sketch from the Engineer Architecture, Dave Mylchreest and one of the things I was concerned about and you indicated the same concern was please to go get the fire matter straighten out first and if that is successful then come back and talk. We have done that and as of mid July. There is a resolution and I have copies given copies of it to Mr. Reif. Hopefully they are available tonight. If not I have extra copies. The Common Council of the City of Middletown in July passed a resolution authorizing the exclusion of exemption in regard to the fire (Inaudible) standards. Getting over that hurdle it brings us to your Board this evening requesting a special exception that Dave Cosham has prepared for me while I was away. It pretty much speaks for itself. You have the drawing. I guess this is the blow-up of it here. The piece of property just west of the site that now occupies the corner of Court and Broad, which is the Russell Library. This is the first building behind that. It's the Edelberg Homestead, owned by them for over 50 years or more. It is a nice big old home and presently it has 4 apartments in it. My thought and hope was to bring my own offices down here. I'm now occupying space on the 2nd floor of the building on Court Street and it is a real problem in terms of ingress and egress. There is no parking and it's the building above....near Youngs and in the back of Liberty Saving. The bank just recently bought that building and I think the plans are to make parking spaces or expansion of some sort. I have been looking long and hard and some of you know that over the last 2 or 3 or 4 years I have inquired about many buildings. The only one that I have found in all of my looking and that I have been completely satisfied with is this building. The young Attorney Cosham who is sharing space with me now, will also share space with me, he will continue to share space with me on the first floor front. The rear of that is now another apartment and my hope ultimately will be and I have some people interested on a professional basis in renting the rear. Upstairs my initial intention is to leave it apartments and if the time comes and all goes well, I might want to use that also as professional offices. But for now I have no intention of doing it and I have no one interested in it. There are two buildings rowing westerly and as I indicated to the Fire people who were interested in the Fire Exemption and Exclusion, the buildings are on the westerly property lines as you go up Court Street on the North side, this will be on the right as you go up towards Wesleyan.

Each of the buildings is on the westerly property line with the drive-way and ingress and egress on the easterly side. The two other buildings to my knowledge are residences. As you get to the corner where Court and Pearl Street are here (pointing to map) the old High School is diagonally across the street. The old High School is now being converted. A substantial sum of work has been done on it. The orange building here is the Library and then my building is the one next door. This red here is the old MHS that's being renovated and if I'm not mistaken for elderly apartments. Going up Court, obviously you are aware the Downey House is up in there and there are several other buildings on the right side before you get to High Street that are used by the University for various things. Coming down in the block between Court and Pearl and across the street on the southerly side of where I'm looking into and almost directly or slightly diagonally across is the building on the corner of Broad and Court that is used and has been for many years as a Medical Building. They have there parking to the rear, almost across from the area that I would be using for a driveway here. The site that I am in is an R-4 site. The special exception use in here is permitted. With Dave Mylchreest's plan here we show a potential twelve (12) spots for parking. This is based upon a 50 X 200 lot. The downstairs area has approximately 2,000 sq. ft. of space. I would presume that about 1,800 of that would be usable, the rest would be hall ways and such. There are numerous exists and entries. Being an old building, it not only has a main entry but, it has at least three or four exists and entries, so there's no problem getting in or out of the building. The parking is a fairly big item I think and if you have any questions I would be happy to answer them. Dave Mylchreest would of been here with me but he had two other commitments tonight. The use that I intend to make of it as I've said are my own offices and of course I have Dave Cosham interested in coming in with me. There are one, two others who are interested in the rear. Upstairs the apartments would remain. Obviously under the Fire Exclusion that has been obtained, we would have to comply with that. But I know the parking would be ample. Tonight before coming down here I took a walk up the street trying to get a feel of the neighborhood. At night time at about 6:30 when it is very quiet Middlesex Mutual dominates the area, just south, or east of the Broad Street intersection. I guess Middlesex Mutual has everything on both sides of the street as you are probably aware. The entire area from Main to Broad is primarily Commercial, offices and such going up. And then the Library going across Broad. The back yard of the building and the land that I'm interested in occupying abuts that building. I guess Mr. Lerner and another gentleman came in and obtained the 10 family apartment unit. As I said across the street

on the corner we have the doctors. Now my thought here and I think I expressed it before is that I think in terms of the neighborhood and rehabilitation and (Inaudible) getting away from this 4, 6, 8, 10 unit apartment house concept we'd have professional offices, Doctors, Lawyers, Engineers, and it will be a long term use for professional offices. We work obviously from 8:30 or 9 to 5 or so. We are not talking here of selling products to a lot of people so there won't be a lot of cars coming in and out of the drive way. I think that Mr. Shapiro can confirm that the volume of traffic isn't that great. The entrance and exits would be on the Library side so it would not even effect in my estimation the buildings on the opposite side going westerly. The drive way is a single exit and entry. I think for the size of the parking area and the style of the neighborhood it's probably the best type of drive way to have. I think that a stop sign would be placed there too. There's a lot of trees in the back that I intend to keep there. So basically that's it. I'd be happy to answer any questions that you might have. I only have one other comment that I'd like to make. I have been struggling with this since November of last year. Through no fault of any body in this room, it's just a matter of getting through these things and putting all the pieces together. It takes time so if at all possible and obviously I'm hoping for an affirmative decision on your part. I would appreciate your action this evening and one of the reasons being the Phone Co. closes tomorrow and I would like to tell them that my new address will be 234 in the next month or two. If it's at all possible your decision tonight would be appreciated.

V-CHM LOWRY:

Thank you very much. It is the Commissions ruling not to make decisions the same night of the Hearing unless by a vote. I have two questions. I would like you to tell us more about the parking situation, could you comment on that?

TOM WHITE:

The lot is 50X200. The building is on the westerly line as you go up Court Street. The entry way here is already established There is already a drive-way. There is a bay window that comes out the side of the building on the east side. Then the drive way ends just at that....approximately 1 1/2 car lengths, otherwise all the parking as it stands now is on the street. As this goes in the building is approximately I would guess 95 to 98 feet in length going down in steps on the westerly side. So your left with approximately 50 X 100 feet in the rear. There's no parking now. We would need 1 1/2 stalls for each apartment. That would be three upstairs and I would also need 1 for every 500 square feet of space, which would be..... each floor has approximately 2,000 square feet, it's a hair

under, about 2,000 a floor. Since professional offices would be downstairs that would mean I'd need 7 spaces. As it sits out now there would be 8 spaces on the westerly portion of the property in the rear. Then there would be 4 others on a parallel basis on the Library side, so a total of 12 would be available. On the parking.....as I say presuming that it is an affirmative situation this evening I am not going to put in a bulldozer or tree cutter. I'd like to save what I can. I have an interest to see that it looks nice. As it sits now, there is a big wooden fence across the rear, the northerly property line. There's a little old shed on the easterly property line here in the back. Mr. Mylchreest has it set up so that if you turn around you would always be coming out front-wards. You would enter and exit this one drive way that would be approximately 10 feet wide. The site line as such and I noticed it tonight when I was up there, the building almost sits on the street. There are some shrubs that are maybe 4 or 5 feet between the sidewalk and the front of the building. They either will be taken out or cleaned up so that there'll be no question on the site line. Obviously it's a one way street going westerly so you are not creating a situation where people are going left or right. They are always going to be coming out and turning that only one way. Does that help answer your question?

V-CHM. LOWRY:

Yes, thank you. Now I would like to ask George if there any comments?

GEORGE REIF:

No, we really don't have any. I think that there is one thing that you ought to touch on so that nobody will misunderstand and that is the relatively narrow drive-way which is a characteristic of these old homes that you are trying to use. One of the thing that I tried to get Dave to do is to put the dimensions of the drive-way, but he didn't.

TOM WHITE:

It flares out in the back - here. I couldn't see a 20 foot strip in the back here. I think the concept of a 10 foot or 11 foot driveway to the point where the entry is made where you do the parking. Yes this is true that it is an older neighborhood and the house is 100 years old or so. As it sits now they don't even use the back. It could very well be used, but they don't use it. The drive-way ends here at this little bay window on the east side. There's no way that you could put in a big drive-way there. I think it would completely take away from the area. I've seen these concepts in New Britian and in Hartford and various areas.....

COMM. PASSANESI:

George, I would like to ask you a few questions. First, the width of the drive-way? The other thing is, is the drive-way going to be paved? What are we doing for drainage? What are we doing for protecting the adjoining property from spillage of water, specially at the Library side?

MR. REIF:

They show on the drawing a detail of pavement. So we can assume that they are going to pave the drive-way and the parking area. There is no drainage shown, that is one of the unanswered questions.

COMM. PASSANESI:

So the flows is just going to take its course where-ever its pitched and disappear onto adjoining properties.

MR. REIF:

If it's pitched towards the adjoining properties it will flow towards.... There's nothing on the drawing.

COMM. PASSANESI:

Well why isn't there anything on the drawing?

TOM. WHITE:

Can I answer that question. I am aware of that problem. Dave Wylchreest shows it coming out the drive-way and I asked him today on the phone and he said that curbing would be put in on the easterly side. Right at the entrance there is... a catch basin within 3 feet at the entrance here. And I asked him this and he said it would be very little because of the land. Because it is flat. I asked him about paving the drive-way to the curbing, to the point where you enter the parking area.

COMM. PASSANESI:

Well Mr. Chairman I think that there should be some solution about that parking area. It may be that it should just be gravel paved or stablized, rather than being paved.

MR. REIF:

You asked me before if I had any other questions. I have one more. Tom you are leading me to believe that your not really going to do it the way you have it shown there on the map. This is one way it could be done and yet there's some trees here that everybody wants to see saved.

TOM WHITE:

OK. Dave and I walked the land many many months ago. I was away on vacation when these updated drawings came in. When I came back here last week I was surprised to see in terms of the parking area not the drive way, there is no doubt in my mind that the entry of the drive way would have to be paved and curbed. I have talked to Dave about this and we have looked at it and it will on the easterly side, as a matter of fact it's right here at the bubble (pointing to drawing), and my preference would be to a gravel. He didn't know that at the time. When I said to him today on the phone in the actual stall area if it were to be marked let's say with cement abutments if economical and is feasible I would prefer to put stone on it. I think it would look much nicer rather than having a large black area. His comment to me was that that would have less drainage problems because it will seep and go down into the ground.

COMM. LOFFREDO:

I'm a little confused about what you said in reference to the use of the building. I understood you to say that two Attorneys are going to use the lower floor and that possibly more will use it, is that correct.

TOM WHITE:

Yes. It will be professional offices. I'm going in as my own, and Attorney Cosham has indicated to me that he is coming along. I have no reason to doubt that he is not. I have talked to people about this. I have talked to a gentleman who's a para-professional who does work for other lawyers in town has indicated that he would like a place to hang his hat. The way the building is set up there are two nice offices in the back that could be used with separate entrance and exits. There is one other person who has indicated and is very interested in renting two offices in the back. There are four of them in the back. Again with separate exits and entrances. It's a girl who does typing and she has one or two girls with her and she does editorial work for Xerox and Wesleyan and this sort of thing.

COMM. LOFFREDO:

Did you say that there are office space in the building?

TOM WHITE:

No. There are four apartments, two down and two up. It is my intent to take the downstairs for now and as time goes by it will be the whole building, the back and all. But as it sits now I would not be needing it. This is not a client situation. These people need space to work and a place to hang there hat.

COMM. CHAMBERLAIN:

So right now you have two offices and two apartments?

TOM WHITE:

We are talking about two offices down stairs and 4 rooms in the back which I do not have anything for yet.

COMM. CHAMBERLAIN:

But could be changed into offices?

TOM WHITE:

I will not be using them myself right now yes so therefore my intent would be.....me in the front and two offices in the back.

COMM. PASSANESI:

What did we end up with parking stalls?

MR. REIF:

Yes, he needs seven and he is proposing twelve.

COMM. PASSANESI:

Now the width of the drive way is how much ?

MR. REIF:

That has not been established. I have asked that question myself.

TOM WHITE:

The scale shows it as ten, ten to twelve.

MR. REIF:

That's the problem with this type of building, that's all there is to it. It would be nice to have it big enough for two cars to pass. It certainly wide enough for one.

COMM. SHAW:

George, you said the parking meets the Code now, under any circumstance anywhere the building could be used...say offices upstairs. And secondly and its just a comment and I share Mr. Passanesi's concern about the drainage particularly with the Library on the eastern side. I think that we have got to have a plan to show what will happen there. Like Mr. White, the gravel will seep through.....and I would think that if it ends up as a

hard surfaced that 5,000 sq ft. of hard surface.....
 an awfull lot of water the way its going. Further I'd
 like to see what kind of treatments those..... boarders have
 because we have the Library on the east and a home to the west
 and how that effects the people around, because we are creating
 a asphalt lot directly with the other buildings around.

TOM WHITE:

Mr. Shaw can I.....your saying what exists for screening
 what might be done. Because now its pretty well
 the one thought and I addressed this issue on the parking lot
 in terms of the plowing. I'm aware of this from the heating
 bills that I asked on estimates because it is an old house.
 I'm not sure how well insulated it is and one of the things
 I noted was that the tenants control the heating. They are
 not that high a usage in terms of the building. That are
 where the Library and the buildings set in and the way its
 treed, I don't think it gets the type of blowing of snow
 that you would on an open lot. Do you get my point.
 That's what someone said to me today. And I said I don't think
 so because you won't get the big drifts as much as you would bet
 on an open lot.

abs'

COMM. SHAW:

Your going to have 5,000 square feet of drive way and you have
 2,000 square feet or more of roof top , virtually the...that
 whole block will now be covered with something that will not
 contain water, that concerns me.

MR. REIF:

We have one other point on the amount of paving the lot is
 fifty feet (50) and the detail of the parking is fifty feet(50)
 so there's nothing there for straining. It seems to me you need
 some more study.....

V-CHM LOWRY:

Thank you. Is there anybody else who would like to speak?
 Is there anybody in the public that would like to speak?
 If not this Item is closed.

ACTING SECRETARY MCLEOD:

Item 2 Application for a proposed 8 lot subdivision extending
 from Jacob Terrace southward. Applicants Benjamin and S. Lois
 Sierpinski.

ITEM 2
 8 LOT SUBDIVI
 SION EXTEND-
 ING JACOB TER
 RACE APPLI
 CANT BENJAMIN
 & S. LOIS
 SIERPINSKI.

V-CHM. LOWRY:

This item also appeared twice in the Middletown Press,
 July 29th and August 5, in the Legal Notices. Who is

speaking for this item? Please step forward and state your name and address?

BEN SIERPINSKI:

My name is Ben Sierpinski and I am the applicant for the subdivision and I live on Highland Ave. What I have here is a 8 lot subdivision and it is approximately three and one half (3 1/2) acres of land and it's situated west of Highland Ave. and east of Pine Street, south of Jacobs Terrace or north of Connelly Rd. The 8 lots are good size lots and they vary in sizes from 16,107 feet to 19,320 feet and 24,422 feet, 27,500 feet, 20,400 feet, 20,620 feet, 18,625 feet, and the larger lot in which my daughter now resides is 41,710 feet. We presently have the sanitary sewer installed in the subdivision. It was put in, in 1964. The land is relatively level. The frontage on most of these lots are wide. For instance the first lot here 167 feet, the second one is 120, 145, around the cul-de-sac its 60 and over here there's 90, this is 132, 120, this one here is 300 and some odd feet. Shall we get into the engineering aspects of it.....

MR. REIF:

abs

Why don't you talk about the length of the road thst your adding to Jacobs Terrace and the characteristics of Jacobs Terrace.

BEN SIERPINSKI:

Jacobs Terrace is a straight road until you get about mid-way then there's a green that is about 50 or 60 feet wide. My subdivision is about.....is approximately 500 feet from the end on Jacobs Terrace to the cul-de-dac. Highland Terrace comes into.. abuts Jacobs Terrace, but Highland Terrace is about 3 or 4..... the elavation is 3 or 4 feet above Jacobs Terrace, otherwise I think that could be connected. I guess that's all I have to say. At the very most the two families that own the rest of the property over here, Mr. and Mrs Smoldski, and there frontage on Highland Ave., and I think there's an error in here George because this other lot owner and that is Coleman and he has frontage on Highland Ave., so neither of them anticipate to every develop.....so now I feel that no harm is being done to anyone. I can't go any further and I feel that my cul-de-sac is in order. When Jacobs Terrace was first put together back in 1961, we were left with a lousy situation. The water flow from Jacobs Terrace, was running into our property and through our property and abutting neighbors property, and I think Phil Bauer and Jack O'Brien were called there many many times about the water going into their backyards. I thought this would be a good time to eleviate that problem. So I hired an Engineer and we devised a system over here which I think will be more adequate. Now what we have done is we've picked up this catch basin over here which was catching(8) eight catch basins on Jacobs Terrace, it was going into this 15 inch pipe and was running down here down back in here.

It was running east from this lot of mine and really creating quite a problem for my neighbors. So what we've done here is we are going to pick up this water coming into this basin over here and we are going to increase the size of this pipe to (18) eighteen inches from here and run it along in here. We are going to put in an (18) eighteen inch pipe from this cul-de-sac down into here and then we are going to put in a (24) twenty-four inch pipe and run it right off onto Highland Ave. What we do is run it right through my property.....my back yard in here and run it through.....put in a man hole in here....run it off to Highland Ave. I think that this system will finally alleviate this problem. We are installing a 6 inch water main as specified in our subdivision.....excuse me an 8 inch water main. We are raising this present man hole here, then we are putting in a man hole here, a man hole here, here and one across the street, and one in the cul-de-sac. Our fire alarm boxes are installed over here, the fire hydrant is going to remain where it is. I have approached George several times about having him..... from putting in a sidewalk in this subdivision and he said in no way he could do it. I have asked him where my sidewalk is going to go. I said putting in sidewalks on my Chimney Hill subdivision is like putting in traffic lights on the moon. Nobody uses traffic lights no more than they use sidewalks. But George said it's in the ordinance so we have to put it in. Appealing to you Commissioners and in view of the fact that there are no sidewalks in the area. I went out and took a little survey and I have found out that High Street for instance which is approximately two miles long there is only twelve hundred and sixty (1,260) feet of sidewalks. It begins at Jacobs Terrace and it runs for number 18, number 26, number 46, number 50, number 89, number 101, and number 111, and number 125. It begins where Mr. Shapiro use to live at one time and it runs down to where Mr. Hovers.....Now George said that Bretton Road has sidewalks.....Now I've ridden that road with my horse and there's not much sidewalks there. Now I've paced it and the first two....three...four houses have no sidewalks, then the middle five have sidewalks. I have the footage here incidently. So out of approximately 902 feet of property owned frontage we have 567 no sidewalks and 335 sidewalks. Now in view of this I don't think I need sidewalks. I think that pretty well covers it.

V-CHM. LOWRY:

George, I'd like to ask you, the Commission has received a copy of your letter from the different City Departments, is this all cleared up? Are there any more questions.

MR. REIF:

Ben has been very busy with....since these last two weeks and he's come up with these rather complete set of drawings that you have before you. The various departments has just received them this morning so we have no comments as yet. However what we are trying to do is to save time. Had Ben come before this Commission with a rather.....drawings that you saw two weeks ago we would of

lost a lot of time.

PHIL BAUER:

Public Works replied.

MR. REIF:

I beg your pardon, yes here.....let me read it.

" This office has no objections or comments to offer upon the submitted plan only. We understand from our meetings with the developer and his engineer that the preliminary plan and profile of the road and storm sewer will be forthcoming."

Well, that is exactly true, it is now in their hands

"During our discussion with the engineer we have ascertained that it is feasible to collect the surface water on the proposed road and dispose of it through a conduit through other land of the developer to Highland Avenue. An existing system on Highland Avenue can be modified by its extension to receive the discharge waters. Further, the developer has been advised that the submitted plans may suffice for preliminary reviews and more detailed plans must be submitted before any work or construction of the development is undertaken."

Well that is very true, this was the very first set of drawings and they have now the far more complete drawings prepared by the professional engineers. We also have comments fire dept.

"The Middletown Fire Department has no objections to the plot plan as presented. Mr. Sierpinski met with Chief Riordan on August 1, 1978 and agreed to install a fire alarm box, which is to be located at the entrance to Sierpinski Estates."

Which is now currently shown on the drawings. He wants to call it Chimney Hill, not Sierpinski Estates. The Health Dept. has no comment because there's no Health issue there. We still haven't heard from Water and Sewer or the Police.

V-CHM. LOWRY:

Thank you George. Are there any questions from the Commission?

COMM. SHAW:

I'm bringing this up because we should resolve this early and we don't have a problem with it. We do have a ...pro limitation of length of dead end street. We have addressed this questions a number of times over a period of years and this particular one is unique.....dead end street and will be even a longer dead end street. You do have for the last 200 feet or what ever on Jacobs Terrace.....

COMM. PASSANESI:

What is the total length of

MR. REIF:

This is 500 feet.

COMM. PASSANESI:

It looks about 1500 feet.

BEN SIERPINSKI:

Approximately 1,000 feet from Jacobs Terrace to the end....

COMM. PASSANESI:

Where did I get the 1,500 feet.....

V-CHM. LOWRY:

From Bretton Rd.

COMM. PASSANESI:

Oh, OK that's different.

V-CHM. LOWRY:

abs

You mentioned a drainage pipe going down to Highland Avenue.
To whose land does this go to?

MR. REIF:

This is his property, the right of way for the storm or drainage
would be through Mr. Sierpinski's property. He owns frontage
on Highland Avenue.

COMM. PASSANESI:

I'd like to know who's going to own the sanitary sewer on that
right of way?

V-CHM. LOWRY:

It's a drainage sewer. Storm sewer, there's no sanitary sewer.
Are there any more questions?

COMM. SHAPIRO:

Mr. Sierpinski when I was little and played there I remember that
most of the area is dry except for part of the area on the east side
where those hills use to be. Did you go before Inland Wetland for
that? Is there any Wetland in there?

BEN SIERPINSKI:

No. It only becomes wet in the spring or...rainstorms this is where the surface water.....into that area... all the water from Jacobs Terrace runs down there. This will all be elevated now that this subdivision....

COMM. SHAPIRO:;

As far as the traffic pattern goes having lived there all my life I can not see any problem with the traffic pattern there. I know you had problem with the Code. The area... Jacobs Terrace is not a very heavily traveled road. From the loop on I think there's about 8 to 10 houses of people that go actually around the loop. And to have a cul-de-sac extended from the end of the loop with 8 houses more I don't think would cause a hazard.

V-CHM. LOWRY:

Thank you. Are there anymore questions from the Commission? Is there anyone in the audience that would like to speak in favor of this subdivision? Is there anyone who wishes to speak against it? If not, this item is closed.

ACTING SECRETARY MCLEOD:

Item 3 A proposal to amend the Economic of the Plan of Development with material concerning the Central Business District and Commercial Development. The text has been informally a part of the Plan since August, 1977 and is now considered for official adoption.

Other general information (i.e., Commission members, population estimates, new governmental units) will also be considered for integration into the Plan.

A copy of the Plan of Development has been filed in the Office of the Town Clerk and is available in the Office of the Planning and Zoning Department, Room 201.

V-CHM LOWRY:

This also appeared twice in the Middletown Press. Once on Saturday July 29, 1978 and again on Saturday August 5, 1978. I think now that Cathy is going to address the Commission.

CATHY RACZKA:

Thank you. As a preliminary comment I think it should be noted that one of the truly outstanding features in the Middletown's Plan of Development is the fact that it is kept up to date by current information from the community. The physical aspects, the social aspects, the economic aspects of Middletown's development. I think it makes it

ITEM 3
ECONOMIC COMPONENT
TO THE PLAN OF
DEVELOPMENT BY
CATHY RACZKA

a source of important information that are made in Middletown. I think it's good to see that so many people in the room....I think I counted 15 people in the room who came out tonight to the Public Hearing on this Components. There are two types of amendments that are proposed for tonight's plan. The first has to do with the minor housekeeping changes. Basic statistical information such as population estimates which are revised yearly by the Planning Office. New organizational units and one of the features of Middletown City Government is the ad hoc committee that we have. We have three pages of ad hoc committee to add to the Plan of Development. The most important change that we are proposing this time has to do with the Economic Component to the Plan of Development. The basic study was done last summer by the Planning and Zoning Staff. As the legal notice indicated, it has been officially.....unofficially a part of the Plan of Development since last August. The purpose of the Public Hearing tonight is to adopt it officially into the Plan of Development. What we have been doing is by unofficial adoption we've indicated in the Plan of Development by green sheets that a section is not officially a part of the Plan of Development but will be included later on. The Planning staff and the Commission has tries to encourage public participation of the Plan of Development and one of the techniques to do this is by Public Hearing and another is to actually circulate the data throughout the community. There are seven basic parts to the Component revision. There's data on land-uses in our commercial area, services and businesses, classification of the various retail area. It seems that if we look at the land-uses in the commercial areas downtown, here in Middletown the downtown central business district is the only area that is truly can be classified as a regional center. Trade areas, retail sales, office space in Middletown, and regulations should be noted that there's is a lack of office space throughout the community. The proposal we heard tonight from Mr. White would certainly be in conformity with Middletown's Plan of Development. The data that was used in the study comes from a variety of sources. Original research done using municipal records and Tax Assessors Office, the Town Clerk Office, the Building Division. We've used figures that are prepared by the Federal Government by the Bureau of the Census. We've used the State retail sales figures, and we've used..... and we've also gone out into the business community and we have interviewed general store managers and owners. One of the goals of the Plan of Development is to create a economically sound community. The basis of this is a strong Central Business District. The revision to the Economic Component are designed to look forward to...to look beyond rather. The final period of urban renewal in the community and to provide a basis for decisions in the future. The final point I'd like to emphasize is that the Component has circulated throughout the community for over a year now, with no adverse reaction. The data is foundational and does not include a proposed new programs that we be implemented as soon

as it is adopted, but is to be used as an informational source.

V-CHM. LOWRY:

Thank you Cathy. You have done a great job on this. Is there any questions from the Commission? If there are no questions, is there anyone from the public who would like to speak for or against the proposal? If there are no comments we will close this public hearing.

Florence Pelc

Florence Pelc
Transcribing Secretary

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V-Chm. Eric G. Lowry
Planning and Zoning Commission

Approved at meeting of

Sept. 13, 1978