

PRESENT: Chairman I. Robert Traverse ALSO: Ronald E. Peters, City Planner  
Arthur Dillon  
Joseph Misenti  
James Higgins  
Seb. J. Passanesi

ABSENT: Mayor Harry T. Clew  
William Warshauer

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

The minutes of the July 17, 1958, Executive Session were approved as read.

The Commission discussed the recently submitted final plans for the "Green Hills Development". A letter dated August 21, 1958, from Mr. Cannon and Mr. O'Brien was read and reference made to a previous letter from Dr. Palmieri. The Commission also discussed the status of its petition to the Common Council for the establishment of lines and grades on the proposed streets, Annette Place and Cynthia Lane. The Commission formally accepted the Performance Bond submitted by Norwich Builders for \$17,395.00.

The Commission, by unanimous vote, made final approval of the "Green Hills Development" subdivision with the following instructions to the developer:

1. Any changes made in the plan and profile drawings or plot plan on order or request of the Common Council prior to the establishment of lines and grades on Annette Place and Cynthia Lane must also be filed with the Commission on the City Plan and recorded in the office of the Town Clerk as part of this approved plan.
2. If for any reason the Common Council should deny the establishment of lines and grades on said proposed streets, the subdivision is automatically withdrawn and disapproved by the Commission.
3. Attention is directed to Dr. Palmieri's letter of June 30, 1958, regarding individual sewage disposal systems. The developer is reminded that approval of the Health Department is required before the issuance of building permits for individual lots.
4. The Commission requests a letter for its record stating the developer's proposed schedule for the continuation of the two dead-end segments of Annette Place and Cynthia Lane. It is not the Commission's policy to approve dead-end streets which may remain as such for an indefinite time.

Mr. Peters was instructed to inform the developers of the Commission's action and to record final plat at his earliest convenience.

The Commission discussed the preliminary plans for "Loreli" subdivision submitted by Howard E. Jacobs & Sons of 94 Jacobs Terrace. Copies of the plans are to be forwarded to the various City Departments. The Commission established September 4, 1958, as the date of the public hearing. The developer is to be so informed and legal ads prepared and published.

A letter of resignation from Mr. Peters was read by Chairman Traverse. The matter was discussed by the Commissioners who expressed their regrets and their desire to continue their planning efforts in Middletown.

The status of the revision of the zoning ordinance was explained by Mr. Peters with his assurance that every effort will be made to complete the text before his departure. The Commission discussed the desirability of hiring a draftsman to begin work on the zone maps while Mr. Peters is available to make suggestions on mapping policy and methods. In this regard, the Commission unanimously agreed to secure the part time services of B. Ralph Gustafson of 59 Catherine Street. Mr. Higgins will inform Mr. Gustafson of their action. Mr. Peters was instructed to make definite arrangements with Mr. Gustafson sometime after September 2, 1958.

The meeting was adjourned at 10:15 P.M.

ATTEST:

*Ronald E Peters*

RONALD E. PETERS, CITY PLANNER  
ACTING CLERK