

COMMISSION ON THE CITY PLAN AND ZONING - ACTING AS THE PLANNING COMMISSION -
PUBLIC HEARING - THURSDAY - SEPTEMBER 1, 1966 - CITY PLAN OFFICE -
MUNICIPAL BUILDING - MIDDLETOWN, CONNECTICUT

Present: John J. Higgins, Chairman
Carmelo J. Mazzotta, Jr., Vice-Chairman
Philip M. Salafia
Frederick W. Atkins, alternate member, sitting in official capacity
Salvatore J. Lisitano, alternate member, sitting in official capacity
(Chairman Higgins appointed alternate members Atkins and Lisitano
to act in behalf of Commissioners Button and Masselli respectively)

Absent: Mayor Kenneth J. Dooley, member w.v.p.
Edward F. Button, Secretary
Joseph W. Masselli
Joseph P. Otfinoski, alternate member

Also

Present: Nicholas Misenti, Deputy Director of Public Works, member w.v.p.,
B. Ralph Gustafsson, City Planner, Hartford Courant Reporter,
Jack Daly, Carl Hartner, Engineer, Vincent Giannotti of Carabetta
Enterprises, Inc., Barbara Sakelakos, City Plan Office Secretary,
Petitioner and Counsel and approximately five (5) members of
the public.

The meeting was called to order by the Chairman at 7:30 P.M.

CHM. HIGGINS: It is just about 7:30 and since this hearing is called
for 7:30, we will sit as the Planning Commission and act on a subdivision
entitled Meadoway Gardens.

To consider a seven (7) lot subdivision entitled "Meadoway Gardens",
Carabetta Enterprises, Inc., subdividers, and located on the easterly
side of Newfield Street between Arawana Road (Private) and Congdon
Street.

Counsel: Stephen S. Sweet, Attorney at Law, Riverview Center, Main
Street, Middletown, Connecticut.

A legal notice of this Public Hearing was published in the Middletown
Press on Wednesday, August 24, 1966.

Any and all persons interested, may appear and be heard.

All abutting property owners have been notified by Certified Mail and prints of the proposed subdivision have been transmitted to the Department of Public Works and the Department of Public Health for their study.

And I'll designate Mr. Lisitano, an alternate, to sit for Mr. Masselli, a Commissioner who is absent tonight and Mr. Atkins, an alternate, to sit for Mr. Button, who is absent. Anybody wishing to speak on this particular subdivision may be heard.

ATTY. SWEET: Mr. Chairman and Members of the Commission. My name is Attorney Stephen Sweet and I'm here this evening representing Carabetta Enterprises, Inc.. I feel that we submitted all the necessary information. If there are any engineering or architectural questions to be directed towards me, the architect and engineer are here, and I ask for approval of this plan.

CHM. HIGGINS: The plan is Let's take a look at it.

(Commission reviewing maps)

Are you people involved in this particular subdivision? Would you care to look at this plan

(Commission reviewing maps with members of the public)

ATTY. SWEET: The only basic change, Mr. Chairman, is on the layout of the road which we feel is an improvement and on the piece abutting Newfield Street.

MR. WILCOX: What change did you make?

ATTY. SWEET: Actually back in here, (pointing to map) Mr. Wilcox, which we felt was a greater safety factor. The roads are wider coming down this way and out. You have better access and it is from a safety standpoint.

UNKNOWN SPEAKER: There will be apartment buildings.

ATTY. SWEET: Yes.

MR. GUSTAFSSON: If I may add, just as the City Planner. What we are getting in effect, is more streets than we did have before, which

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is an improvement for traffic and so on.

MR. WILCOX: You got this marked off one, two and three. Does that mean you are going to put up one, two, three, four buildings or . . .

ATTY. SWEET: No. This is broken down in the parcels this way, Mr. Wilcox and each one will hold a building.

MRS. WILCOX: How many apartments?

ATTY. SWEET: How many units.

MR. HARTNER: That we have not yet decided. We are still in the planning

ATTY. SWEET: That is right.

MR. HARTNER: But we are in the vicinity of 280 to 300 units.

ATTY. SWEET: Between 280 and 300.

MR. HARTNER: But we have not decided yet.

MRS. WILCOX: Then that will go way down in back where the . . .

ATTY. SWEET: No.

MR. GUSTAFSSON: No.

ATTY. SWEET: Where it is laid out.

MRS. WILCOX: I see.

UNKNOWN SPEAKER: I believe this is

MR. GUSTAFSSON: Right.

MR. WILCOX: There will be apartments here, in this section.

ATTY. SWEET: Yes Sir. That's the change we are making.

UNKNOWN SPEAKER: How close to the road.

ATTY. SWEET: Well it will comply with the City Regulations.

UNKNOWN SPEAKER: Here and all these other sections. (looking at map)

MRS. WILCOX: Which is your . . .

ATTY. SWEET: That is the other subdivision, Mrs. Wilcox. You were there. The other subdivision showed this for future proposed use.

MRS. WILCOX: I see.

ATTY. SWEET: This was approved at the hearing you were at before. Now we are showing it here. The reason for the resubmittal is the change in the road and . . .

UNKNOWN SPEAKER: How is the road changed.

ATTY. SWEET: It is wider.

UNKNOWN SPEAKER: Oh, it is wider.

ATTY. SWEET: It is wider and with a loop here, which is a greater safety factor.

COMM. SALAFIA: Is this going to be a grass plot here?

ATTY. SWEET: Yes.

MR. HARTNER: I would like to demonstrate, if you will allow me, Gentlemen.

UNKNOWN SPEAKER: When you say the road is wider, do you mean the right of way or the road?

ATTY. SWEET: The road itself. There are sidewalks shown too. It doesn't have to show on this plan. It shows on the other.

MR. HARTNER: (Displaying drawing of entire project to Commission)
 I would first like to demonstrate something else so far as the overall situation is concerned, because we have to rely later on this road out to this street. This is the entire sense of this circular boulevard system because to a later date, whenever the City feels and the next property owner, we would like to recommend to connect this street out to this existing Congdon Street, out here and for the time being, we make only a circle in this direction and to a later date, you can extend it and we will deed to this piece of property to the Town and be able to exceed and we have nothing planned in here. Now to demonstrate this, we have for the time being, this type of road layout as is in Newfield Street and the Route 72. This is Rose Gardens circle former Carabetta project. This is the entire layout of the new area and please recall, we have electric power strip in here. We do not intend to build, for the time being, on the lower grades towards the River because it might become, if we can recommend, a linear park system and with a park drive along in here. So we stay away from the power line and we intend, only to be built in this entire area. Now the reason for this is this type of boulevard system, you are all familiar in these cities and towns, has very good impressions of a central green with a lay running types of trees. I was very much concerned about proper overpass. How we use it in the major cities. This is a possibility in the central island for a sitting area covered with intensive types of shrubbery on the left and right side and shaded by flowering types of trees. The next part of this proposal, is why move not straight, why break it off, because the building location in here is broken down. If you recall, partial Rose Gardens, if you come up this hill, these units are very much broken down in this area. The same we intend to do here. As soon as you drive in here, you see this type of stucco type of building, if you move in here, you see this type of stucco of the building. Another major important, is if I would place this about 450 feet 500 feet runner here, if I make it straight, we would have a traffic hazard. We would introduce more speed, we would like to see in a real close residential area. For this reason, I provided this type of curve and to come still on both sides of the area, as will recall, it is two way, not

only one way because we have 35 feet and 40 feet of roads and you come in at a 90 degree angle and go to the left or the right, any direction you want to go. The orange line on this plan is the present property outline for Mr. Carabetta and this is the situation of our new proposal compared to this overall plan.

CHM. HIGGINS: Thank you very much, Sir. I think this concludes the answer that you

MRS. WILCOX: May I ask, what is this. Is this what the thing. . .

MR. HARTNER: This is what an idealistic proposal could be.

MRS. WILCOX: Oh, I see.

MR. HARTNER: Since we have quite a bit of . . . plans situated around here, but that is not for discussion today.

UNKNOWN SPEAKER: So far there will be only one entry from Newfield Street. There will be no connection from here up to the underpass.

MR. HARTNER: No. It is impossible.

UNKNOWN SPEAKER: No connection here.

MR. HARTNER: No, because here are the building movements in the first phase and we have a steep slope situation which would be extremely difficult, but because of this circumstances, we felt that it is very important for a later date, to connect this short piece out to here and our circle around here is closed within here and then you have only to succeed out to this existing drive road.

MRS. WILCOX: I didn't even know the road was there.

MR. GUSTAFSSON: Well it is not paved yet.

MRS. WILCOX: It is hardly a dirt road.

CHM. HIGGINS: Any further questions on this particular subdivision. Hearing no further questions, I'll declare this hearing on subdivision

"Meadoway Gardens" closed.

ATTY. SWEET: Thank you, Mr. Chairman.

The meeting adjourned at 7:43 P.M.

Respectfully submitted:

Barbara Sakelakos
Barbara Sakelakos, Recording Secretary

John J. Higgins, Chairman

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