

TOWN PLAN COMMISSION - ACTING AS THE ZONING COMMISSION - PUBLIC HEARING  
THURSDAY, SEPTEMBER 2, 1965 - COUNCIL CHAMBERS - MUNICIPAL BUILDING -  
MIDDLETOWN, CONNECTICUT

Present: John J. Higgins, Chairman  
L. Robert Traverse, Secretary  
George J. Achenbach  
Edward F. Hutten  
Frederick W. Atkins, alternate member  
Joseph W. Hassell, alternate member  
Joseph P. Otfinoski, alternate member, sitting in official capacity.  
(Chairman Higgins appointed alternate member Otfinoski to act in  
behalf of Commissioner Mazzotta)

Absent: Mayor Kenneth J. Dooley  
Gennaro J. Mazzotta, Jr., Vice-Chairman

Also

Present: Jack Daly, Reporter, Hartford Courant, Barbara Sakelakos,  
City Plan Office Secretary, and Petitioner.

The meeting was called to order by the Chairman at approximately 7:25 P.M.

MR. DOOLEY: We will call this Public Hearing to order and read the  
agenda.

City Plan and Zoning Commission, and we are sitting tonight as the  
Zoning Commission, Public Hearing - Thursday, September 2, 1965 -  
7:25 P.M. - Council Chambers - Middletown, Connecticut

As the Zoning Commission -

To consider a Change of Zone petition of Mr. Frederick B. Facius. A  
request that land be changed from partly an Industrial Zone and partly  
a Restricted Residence Zone to a Commercial Zone. The property is  
located on the easterly side of Ridge Road, between Mill Street and  
Kahn Street Extension, Middletown, Connecticut. Counsel: None

Legal notices of this Public Hearing were published in the Middletown  
Press on Saturday, August 21 and Wednesday, September 1, 1965.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD.

A copy of the proposed Change of Zone petition has been filed in the  
Office of the Town Clerk and is available for public inspection.

The only other communication we have on this particular Change of Zone comes from Mr. Palmieri, the Director of Health, and his note is that it is,

The Petitioner must understand that sewage and waste water from any structure which is built in the future on the land in question must be connected to the sanitary sewer. The site in question is so close to Sumner Creek that we want to make sure that no wastes reach the stream.

Yours truly, M. L. Palmieri, M. D., Director of Health

Well of course this is a little bit presupposing for the simple reason, that we don't know that he is going to build a structure on it yet. But, in the event that there is a structure, I imagine that they will require . . .

MR. FAGUS: Naturally, they probably would.

COM. HIGGINS: Yes.

MR. FAGUS: And of course you would have to meet the Health requirements anyway.

COM. HIGGINS: Any of the Commissioners have any questions on this particular piece of land. I think you have a map of it there, this small sketch which . . .

COM. TRAVERSE: How many acres on the tract?

MR. FAGUS: I would say there is about an acre and a half to two acres, and I don't know whether that gives you a real profile but it doesn't lend itself to anything other than commercial because it is due to the steep bank and here is the profile here showing, profile map showing the exact area that I am talking about. In other words, this land here drops down about 40 feet and right off the road, so that you couldn't do a thing with it from a building point of view.

COM. HIGGINS: Actually, Ed, it is the piece of land between Ridge Road, Main Street and Mill Street, which is in a hollow and Russell Company use to use it for burning waste and Grinold's is back against it on the east side, I would say, and

MR. FAGUS: Grinold. That is right.

CHM. HIGGINS: Yes, on the east side.

MR. FACIUS: And the River, well no, I go beyond the River a little bit. The street.

CHM. HIGGINS: Yes, Sumner Creek runs through there. That was what the contention that Doctor Palmieri brought up. There is a bridge across Sumner Creek on Mill Street and I think there is a . . . that carries Sumner Creek underneath there.

COM. ACHENBACH: This is pretty much in line with our Master Plan.

CHM. HIGGINS: Yes. Actually what was possibly projected here other than Commercial was for a possible Park use, but this is in the event someone bought it for a Park. As it is now, it's abounded or adjecting a Commercial strip.

COM. ACHENBACH: It would be a very good Commercial site actually.

MR. FACIUS: The bank, see, runs just about like that.

(Mr. Facius reviewing map with Commissioners)

MR. FACIUS: Really no land between. There is no land at all except it just goes right straight down. Right down.

COM. TRAVERSE: Are you going to supply the fill.

MR. FACIUS: Well I want to put some fill in it, but of course, I don't want to spend any money unless I have some idea as to what I can use it for. That is a better map showing, of course originally, it was manufacturing anyway. The whole . . .

CHM. HIGGINS: Any further questions. No further questions, I declare this Hearing closed.

The meeting adjourned at 7:30 P.M.

Respectfully submitted:

Barbara Sakelakos  
Barbara Sakelakos, Recording Secretary