

COMMISSION ON THE CITY PLAN - PUBLIC HEARING - THURSDAY, OCTOBER 1, 1964
7:30 P.M. - MAYOR'S CONFERENCE ROOM (205-206) - MUNICIPAL BUILDING,
MIDDLETOWN, CONNECTICUT

Present: John J. Higgins, Chairman
William P. Spear, Vice-Chairman
Helene B. Warner, Secretary
I. Robert Traverse
Carmelo J. Mazzotta, Jr., alternate member, sitting in official capacity
Robert Steinle, alternate member, sitting in official capacity
(Chairman Higgins appointed alternate member's Mazzotta and
Steinle to act in behalf of Commissioner's Passanesi and Shapiro
respectively)

Absent: Seb J. Passanesi
William Anderson, alternate member

Also

Present: Commissioner Nathan Shapiro, not sitting in official capacity, B.
Ralph Gustafsson, City Planner, Barbara Davis, City Plan Office
Secretary, Petitioner's and Counsels, John Daley, Hartford Courant
Reporter and approximately four members of the public.

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

CHM. HIGGINS: As the Zoning Commission, I'll call this meeting to order
and I'll have Miss Warner, if she will please read the notice of the
meeting.

COMM. WARNER: As the

CHM. HIGGINS: I'm sorry, I'll correct that. Sitting as the Planning
Commission. This is a City Plan matter.

COMM. WARNER: As the Planning Commission -

To consider a one-lot (1) subdivision entitled "Little Ted", Barbara
Vaclavik, subdivider, and located on the easterly side of Saybrook Road,
between Freeman Road and the Middletown-Haddam Town Line. Counsel - Irwin
D. Mittelman, 1 MacDonough Place, Middletown, Connecticut.

At 7:34 Commissioner Shapiro arrived

A legal notice of this Public Hearing was published in the Middletown Press
on Friday, September 25, 1964.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD.

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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.

John J. Higgins, Chairman
City Plan and Zoning Commission

CHM. HIGGINS: And here are the communications from Public Works and the Health Department.

COMM. WARNER: From the Department of Public Works -

Gentlemen:

We have received plans for the above mentioned subdivision and withhold approval until the following stipulations are met:

1. There should be indicated on the plans the size and type of culvert required to convey stream flow beneath the proposed sidewalk. A copy of the design computations used to determine this size should be attached.

2. The subdivider should be made aware that alterations to the existing garage along the southerly boundary line of Lot "A" must be in conformance with Table 3, para. 12 of the Middletown Building Code, which requires a 3/4 hour rated fire wall to be constructed along that portion of the building abutting the property line.

Very truly yours, Joseph L. Rosano, Supt. of Public Works

From the Health Department -

Gentlemen:

While the total acreage of this one lot subdivision is adequate, the lot in question is almost bisected from the northeast to the southwest by a stream. This reduces the usable space of the lot, particularly since no part of the sewage disposal system can be located nearer than 25 feet from any stream.

It is, therefore, suggested that the above stream be diverted near the northeast corner of the lot by means of a ditch running parallel to the northern boundary to the second stream which courses near the northwest

corner of the lot. With a sufficient amount of good fill for the area formerly occupied by the diverted stream, there would be sufficient space for the needs of a house, well water supply and sewage disposal system.

Unless the diversion is carried out, we cannot recommend approval of this application.

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

CHM. HIGGINS: Does anyone wish to speak on this subdivision.

ATTY. MITTELMAN: Mr. Chairman and Ladies and Gentlemen of the Commission. My name is Irwin D. Mittelman. I'm an Attorney. I practice Law here in Middletown. I represent the petitioner with respect to this subdivision and you have the proposed plan in front of you. You'll notice that the area that we are concerned with is approximately 1 acre. I listened attentively to the comments made with respect to the statement made by the representative of the Health Department. I had this morning a call from Dr. Palmieri with respect to this matter and I might say for the benefit of the Commission, we are in complete with this. There is no problem as far as the prospective home owner is concerned. The property is owned by Mrs. Vaclavik. The lot that we are concerned with is designated as Lot "A". It is true that there is a, it depends on the waterfall on the of water we have with respect to the depth of that stream you see marked toward the left-hand side of the plan and the proposal is that, that it be diverted as Dr. Palmieri's office indicated to the north so it will flow into the other stream, so that it will be at least a minimum of 25 feet away from the proposed dwelling. So there is no problem as far as that is concerned. The proposal is for a single-family dwelling unit and as you will notice we are in about an acre of land.

CHM. HIGGINS: Any other person wish to be heard on this particular subdivision.

UNKNOWN SPEAKER: I'm her neighbor on the

CHM. HIGGINS: Would you please come up and state your name so that the recorder will pick it up, Sir.

MR. SCHUKOSKE: My name is John Schukoske. I'm her neighbor on the north and I have no objection to this.

CHM. HIGGINS: Thank you, Mr. Schukoske. Any further comment on this subdivision. Well hearing no further comment I'll declare this hearing closed.

The meeting adjourned at 7:40 P.M.

Respectfully submitted:

Barbara E. Davis
Barbara E. Davis, Recording Secretary

COMMISSION ON THE CITY PLAN - ACTING AS THE PLANNING COMMISSION - EXECUTIVE SESSION - THURSDAY, OCTOBER 1, 1964 - MAYOR'S CONFERENCE ROOM - MUNICIPAL BUILDING - MIDDLETOWN, CONNECTICUT

Present: John J. Higgins, Chairman
William P. Spear, Vice-Chairman
Helene B. Warner, Secretary
Nathan Shapiro
I. Robert Traverse
Carmelo J. Mazzotta, Jr., alternate member, sitting in official capacity
(Chairman Higgins appointed alternate member to act in behalf of
Commissioner Passanesi)

Absent: Seb J. Passanesi
William Anderson, alternate member

Also

Present: Robert Steinle, alternate member and B. Ralph Gustafsson, City
Planner

The meeting was called to order by the Chairman at approximately 7:41 P.M.

The following items were discussed and/or acted upon:

1. DISCUSSION OF THE NORTHEASTERN INDUSTRIAL DEVELOPERS ASSOCIATION CONFERENCE: First the Commission discussed and reviewed a breakdown of an expense report as prepared by the City Planner in connection with a conference to be held in New York City and attended by said Planner. The Conference in question is the 9th Annual Conference of the Northeastern Industrial Developers Association, which attendance was previously approved by the Commission.

2. DISCUSSION OF CORRESPONDENCE FROM WESLEYAN UNIVERSITY: The Commission discussed a letter from Dr. Butterfield of Wesleyan University concerning an invitation to meet and discuss a forthcoming development plan of the University to be held sometime in the middle of November.

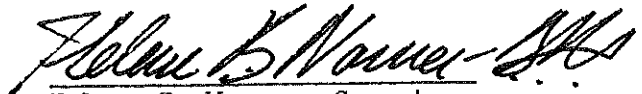
3. DISCUSSION OF A PROPOSED PARK AND RECREATION IMPROVEMENT PLAN: Next the Commission discussed a proposed Park and Recreation Improvement Plan as prepared by Allen Organization of Bennington, Vermont, which report was prepared for the Board of Park Commissions and which report is to have been based on the findings of the Middletown Plan of Development, currently being completed by Technical Planning Associates of New Haven, Connecticut. The Commission decided that a discussion be held on the subject at such a time when Mr. Moore is available.

4. APPROVAL OR DISAPPROVAL OF A BROCHURE OF THE "91" INDUSTRIAL AREA: As the last item of the evening the Commission reviewed and discussed a rough copy of a proposed brochure of the "91" Industrial Area and cost

estimates for the printing of such a brochure. Tentative approval was granted to hire Planner Press of Hartford Connecticut, provided, however, that no local firm quotes a lower cost estimate.

The meeting adjourned at 8:05 P.M.

Respectfully submitted:

A handwritten signature in cursive script, reading "Helene B. Warner". The signature is written in dark ink and is positioned above the typed name and title.

Helene B. Warner, Secretary
City Plan and Zoning Commission