

CITY PLAN COMMISSION - PUBLIC HEARING - THURSDAY - OCTOBER 7, 1985
COMMON COUNCIL CHAMBERS - MUNICIPAL BUILDING - MIDDLETOWN, CONNECTICUT

Present: John J. Higgins, Chairman
Carmelo J. Mazzotta, Jr., Vice-Chairman
Edward F. Butten
Joseph W. Masselli, alternate member
Frederick W. Atkins, alternate member, sitting in official capacity. (Chairman Higgins appointed alternate member Atkins to act in behalf of Commissioner Achenbach)
Joseph P. Otkineski, alternate member, sitting in official capacity. (Chairman Higgins appointed alternate member Otkineski to act in behalf of Commissioner Traverso)

Absent: Mayor Kenneth J. Deoley
I. Robert Traverso, Secretary
George J. Achenbach

Also

Present: John Daly, Reporter, Hartford Courant; Sherman Reichen, Press Reporter; Acting Secretary for City Plan Office, Mary Ellen Murray; and approximately sixty members of the public.

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

CHM. HIGGINS: It is 7:30 and the meeting is called for 7:30 and we'll sit first as a Planning Commission since we have two different items on the Agenda tonight--Planning and Zoning.

COMM. MAZZOTTA: City Plan and Zoning Commission - Public Hearing - Thursday, October 7, 1985 at 7:30 P.M. - Council Chambers - Municipal Building, Middletown, Connecticut.

As the Planning Commission -

To consider a three-lot (3) subdivision entitled "Roth-Shlomborg," Richard S. Shlomborg and Lester P. Roth, Subdividers, and located on the southerly side of Washington Street (Route 6A) between Boston Road and George Street. Counsel: John F. Pickott, Jr., Attorney At Law, 164 Court Street, Middletown, Connecticut.

CHM. HIGGINS: Anybody here wish to speak on this petition?

MR. COUGHLIN: Excuse me, Mr. Chairman. My name is Tom Coughlin and I would just like to make note that all the parties are not here and beg your forgiveness, but they should be here in a moment.

CHM. HIGGINS: Okay. Number 2, that will be Number 3.

COM. HAZENOTA: To consider a seventeen-lot (17) subdivision entitled "Brookmeade", Brookmeade, Inc., Subdividers, and located on the easterly side of Millbrook Road and on the north-erly side of Wilcox Road. Counsel: Louis W. Johnson, Attorney At Law, 164 Court Street, Middletown, Connecticut.

COM. HIGGINS: Anybody wish to speak on this petition?

ATTORNEY JOHNSON: Briefly, your Honor, I filed a petition in behalf of Brookmeade, Incorporated. It comprises ten lots on the west side of Millbrook Road and seven lots on the north side of Wilcox Road. I believe that we are in conformity with all the regulations of the Commission. If we are not, we would be happy to follow whatever suggestions or directions they may have to make.

COM. HIGGINS: Thank you, Mr. Johnson. Anybody else wish to be heard on this petition?

MR. WILCOX: Mr. Chairman, my name is Horace Wilcox. I'm from Millbrook Road--the corner of Millbrook and Wilcox. I think my errand here tonight is mostly charity. We certainly are grateful for what has--has been allowed us in previous hearings. We've maintained one family houses down there through the generosity of this board. But, having studied this map, there is a question in my mind whether it is practical to carry building lots all the way down to that brook. Between sixteen and seventeen, the brook is the boundary. That brook floods. The only way you can prevent it is to go clear up to Miller's Pond and put in a control. In 1943 the brook flooded that whole valley clear up to Gunner, what was then Gunner Landell's barn. I know because my son dragged three calves out of the barn that were drowned. It doesn't seem to me that it is very practical to put building lots in there for somebody to buy at low tide. There is a matter of business ethics involved, I think. I'm not speaking for any petition, for myself, or anyone in the neighborhood that I know of, but simply from the point of practicability. Thank you.

ATTORNEY JOHNSON: For the records, Mr. Higgins, I have never heard of Brookmeade's ethics questioned by anyone and I resent any questions or ethics be it by Mr. Wilcox or anyone else.

MR. WILCOX: I am not questioning ethics-----

COM. HIGGINS: No cross questioning, please. Now, you made your statement; Mr. Johnson made his. We will suffice with that. Anybody else wish to be heard on Brookmeade? Hearing no further comment----- Beg your pardon, come up Miss Gilbert. Please state your name for the-----

MRS. GILBERT: I'm Miss Virginia Gilbert, 411 Millbrook Road, and at the Executive Session of Monday, June 14, 1985 minutes it states that an area of not more than three hundred (300) linear feet in width and located between Millbrook and Chauncey Road and running north-south between Randolph Road and Wilcox Road shall be designated as park and conservation instead of low-density multiple-family residences. I was wondering, does this--since you're going to be building lots each side of the brook and that's about half way between Wilcox Road and Millbrook--does this mean then that you're doing away with this park and conservation area now and in the future?

CHM. HIGGINS: If this particular land was acquired by the City for park and conservation prior to the submission of this subdivision plan, those people would not be allowed to build there, but since the City or anybody else has acquired it for park and conservation, it still remains as residential land; and it must be divided that way.

MRS. GILBERT: Oh, I just wanted to make it clear. Then this doesn't hold unless----- Thank you, it clears it up.

CHM. HIGGINS: Thank you. Anybody else wish to be heard on this subdivision, please? Hearing no further comment, we will close the hearing on Brookside Subdivision. The gentlemen from----- Is Dr. Pickett here yet?

COMM. MAZZOTTA: To consider a six-lot (6) subdivision entitled "Skytop Apartments", Morris Finegold, Subdivider, and located on the easterly side of East Main Street, between Hillside Avenue and Jensen Place. Counsel: Robert Fain, Attorney At Law, 856 Main Street, Bridgeport. Architect: Jack H. Scheeter 1188 Main Street, Bridgeport, Connecticut.

CHM. HIGGINS: Anybody here to be heard on that petition, please?

MR. BARTIOLTA: My name is Louis Bartiotta and I would like to say that I bought a piece of land that abuts to this property where they are going to build and it is on top of the hill. I bought that land purposely so I could have a nice view, but when these people get through with it, all I'm going to see is bricks and glass. I understand that they are right next to my property and they're going to build three stories high. I don't know how my neighbors feel about this, but we are all in the same boat. Now, I have been there nine years. I paid pretty good for this land. Now come people, like these, can build the Skytop Apartments? Sounds nice. Skytop. I won't be able to see a thing so that is why I'm opposing these buildings.

Attorney Sweet: Mr. Chairman, my name is Attorney Stephen Sweet, 184 Court Street, Middletown. I am here representing Mr. and Mrs. Kanfer, but I think we ought to delay our opposition until we hear from the proponents who I think has arrived.

Mr. Higgins: Is Attorney or Architect Shecter or Attorney Fain here.

Unidentified person speaking: Yes, Mr. Fain's been ill and he has asked his associate to represent him and he will be in shortly. I'm sorry to have had this delay, but he should be here in just about, momentarily.

Mr. Higgins: Mr. Sweet, we could have your statement for the records. This is on record. It does not make any difference whether you speak first or last.

ATTORNEY SWEET: Well, I don't like to disagree with the chairman or the members of the Commission. You are more knowledgeable in this than I am, but I would feel that I would like to hear what the proponents have to say. And, I will make some of my arguments on it or not argue at all.

CHM. HIGGINS: Mr. Barone, would you come up and state your name
SS-----

MR. BARONE: My name is Nicholas Barone. I live on 18 Bidsell Terrace. Those apartment houses are going to be right in the back of my house. I spent a lot of money on my house. Re-modeled and everything. I build a swimming pool in back of my house. Now I have kids coming and trying to get in and everything. Now, if they are going to build apartments houses in back of my house they are going to be more kids around there. Like Mr. Bartolotta said they are going to build three story high. There goes your whole view. It used to be a wonderful place to live up there. If I was to sell my property, I wouldn't be able to sell it if those apartment houses are put up there--not for the price I paid for it--not for the price I paid to remodel. It is a beautiful home, now; I think I have a beautiful home out there. So I think----- I'm opposed to it at all.

CHM:HIGGINS: Thank you. Mr. Barone. Is the Counsel or the architect for Skytop Apartments-----

ATTORNEY FERRY: Yes sir, I am Attorney Jack Perry from Bridgeport. I'm standing in for Attorney Robert Fain from Bridgeport. There is a serious illness in Attorney Fain's family tonight and he couldn't come. As you know, we filed a petition to record a development map which we believe conforms to your municipal requirements. To discuss the technical aspects with you, we have Mr. Shecter, an architect from Bridgeport.

CHAMBERLAIN: Now, for the record, Mr. Schector, what you're going to put on this property does not concern this Commission for the simple reason that you haven't had a change of zoning or your haven't had a subdivision granted so you can't show us pictures of what you're going to build there before you have the subdivision. So the pictures are actually immaterial. Anybody who wishes to speak on this petition may do so, and this is the extent of this hearing on this petition.

MR. SCHECTOR: Could I talk on the development itself, right now?

CHAM. CHAMBERLAIN: Yes.

MR. SCHECTOR: My name is Jack E. Schector. I'm a registered architect in the State of Connecticut with offices at 1188 Main Street, Bridgeport. Basically, what we have done here is take this property which has certain topographical difficulties for the design of individual houses. We feel that this property basically is so situated from a topographical standpoint that it would lend itself for the construction of apartments, and in conformance with your requirements we've proceeded to work up a development map and we have conformed with your town engineer and your department of highways; and we've had our engineer, Mr. Campbell develop a development map which conforms to the requirements of the town because, of course, this is subject to your approval. We feel that this particular development map and the development itself, if allowed to proceed to be constructed, would readily be an asset to the town.

First of all, because it would provide necessary housing for people. The fact that the housing is apartments and not individual houses, it still takes care of a need--a very definite need which every town requires. Every town requires some sort of rental housing, and merely to preclude it and say, well, we have residences around it really in a way is not quite fair. Of course, a town should have apartments as well as residences, and if these residences -- these houses which are residential in character, these apartments, and of course I realize -- I can't show you the drawings, but I can assure you the maps we have are very high class.

These will certainly be an asset to the town. They will be beautifully designed and no one could in any way feel that it would affect their realty values. There is more than adequate parking for each apartment with the effect -- we have incorporated this in our development map. The construction would be of the very finest nature, and I can just assure anyone here who feels that this would be deleterious to the neighborhood, that they are seriously wrong about it, and I don't blame them for protesting.

It is entirely up to them, but I can assure you from what I know, and what I have been asked to do by my client that these apartments will be a very definite asset to the town and will be income producing to the town tax wise. I would be very glad to answer any questions you may have, gentlemen.

CHM. HIGGINS: Thank you very much, Mr. Schoeter. Anybody else wish to be heard on this petition?

ATTORNEY SWEET: May I speak now, in opposition, Mr. Higgins.

CHM HIGGINS: Yes, if you wish.

ATTORNEY SWEET: I was interested in the architects----- Again, I represent Mr. and Mrs. Kanfer from New Haven who purchased one of the apartment houses constructed by Mr. Feingold on Hillside Avenue...namely, Number Seventy-Five which has not been fully leased since they've had the building.

I would like to state, and I know your Commission is fully aware of its duty, your prime function being for the social, economical and safety of this Community. The area itself which you are familiar with, and I am sure the plans----- You have looked them over. You have access on East Main Street and also on Hillside Avenue. Now, to have had very fine apartments built on Newfield Street, but there is one small drawback and that is creating a safety problem; and I feel that your Commission does not want to put itself in the position of creating another Newfield Street. I thank you very much.

CHM:HIGGINS: Thank you, Attorney Sweet. Anybody else wish to be heard on this petition? Mr. Campbell, would you state your name so the-----

MR. CAMPBELL: I am C. A. Campbell, an engineer, and I just want to call your attention to one thing. We have run sidewalks, designed sidewalks all the way around the development. There are about two hundred (200) feet between the apartment houses that have been built where the present people own only a fifty (50) foot width. On the west side there is a parking area which we will be very close to. The grade is laid out about a foot above the parking level and we plan to slope into that curb line so that it will be available. On the east side the bank is high. If we can begin at the curb and slope up, we can keep within our fifty (50) feet and request the sidewalk be eliminated on two hundred (200) feet.

CHM. HIGGINS: Thank you, Mr. Campbell. Yes sir, would you please come up and state your name for the record.

ATTORNEY GRUBB: I am Irving Grubb, an attorney representing the Garden Apartments, the owner of apartments on 80 Hillside Avenue. We are in opposition to the new Skytop Apartments Development. We feel that housing is not necessary in that area. We have had this apartment for over a year and we've had consistently eight vacancies. There is no reason for this apartment house. As a matter of fact, it will create a new traffic pattern inconsistent with safety in that area. As a matter of fact, there are seven-our children in that area; and there are one family houses down below; and we feel that it would affect the area entirely.

CHM. HIGGINS: Thank you, sir. Anyone else wish to be heard? Please come up and state your name for the records.

MR. HAYNE: My name is Oscar Hayne, 548 East Main Street. When this land was sold, it was with the understanding that there would be one and two story homes put up here and nothing else, but of course, it is not in writing; and I understand there will be another road cut on the north side of my house. I live on the corner of Jones and East Main Street, now. I'll be bordered by three roads. That is what I am opposed to.

CHM. HIGGINS: Thank you, Mr. Hayne. Anybody else?

MR. TERNHE: My name is Rosario Ternhe. I live on Maynard Street. I lived forty years on Maynard Street and to see the place deteriorate with these apartment houses, trailer trucks. I find from going to work, back and forth, that Hillside Avenue, you just can't drive up it and down it. All these kids. Because on these apartments they have signs...this is no playground area. That is right on the apartment houses. You've got trailers. I live right next to a four apartment house right now. There is a good many units that are empty. Nick Barone, Oscar Haynes, myself and there are several other homes. If our homes were located on Ridge Road they would be thirty thousand dollar homes, but because of living in a deteriorated place, our value is no good. That is all I want to say.

CHM. HIGGINS: Thank you. Anybody else wish to be heard on this petition?

MR. PECK: My name is Henry Peck. I am employed as a plant engineer for the Russell Company. The Russell Manufacturing Company wants to just alert these folks to the fact that they are coming in adjacent to a manufacturing area. There are fumes and noises, various odors and the fact that Russell normally works three shifts and sometimes on Saturday and Sunday; and at times this might raise some objection to the new people moving into the area.

CHM. HIGGINS: Thank you, Mr. Peck. Anybody else wish to be heard on this petition? Yes, man, will you please come up and state your name. The lady first, please. I asked the lady to come-----

IMPOSSIBLE TO GET NAME: Person lives at 63 Bidsell Terrace. If they put these apartments up in front of me, I'll have the whole line up. I've been there twenty-three years and I have enough kids running back and forth through my yard as it is now; and just like Mr. Teraine said, we cannot get up and down Hillside Avenue as the children are playing, the cars are coming in and out of these apartment houses. They don't care whether you are coming down the hill or going up. They'll just shoot out in front of you. Ever since they have been there, there has been several small accidents; and I don't think it is any section on a high hill like that for homes----- around on the top of the hill. It would be a hazardous to us.

CHM. HIGGINS: Thank you, Mrs. Bidsell. The gentlemen who-----

MR. EDWARDS: Mr. Chairman, I'm Warren Edwards; and I live on Jensen Place; and I am opposed to these apartments because at the present time, as far as Hillside Avenue is concerned, it is very narrow and if we get anymore traffic there, there is too many kids there right now and as far as the apartments being an asset to us, they wouldn't be because if there was single homes there we'd be getting more taxes for these homes than we would from an apartment house. Plus, it is really no good to have the apartments there. There's too many children. And, that's why I am opposed to it. Right now, so far as that school, our elementary school, we are taking a great number from Roosevelt Drive and such. And if they did say fill the apartment, we'd have to think in the town of building more rooms onto that school. At the present time, it is over crowded. I am speaking of Bielefield School.

CHM. HIGGINS: I don't think this facet enters into it. You're opposed to the apartments; you don't like the apartments. That school problem is something different altogether.

MR. EDWARDS: But, this would enter into the problem.

CHM. HIGGINS: It doesn't enter into this hearing. That's what I am only stating.

MR. EDWARDS: Thank you.

COM. WINGERS: Anyone else wish to be heard on this particular petition? Yes, sir.

ATTORNEY PERRY: I am Attorney Jack Perry, again. There were several questions raised as to children. The woman before raised the problem as to the dangerous condition of many children in the area. Although we cannot introduce the plans, it should be stated that most of the apartments will be studio or efficiency or one bedroom which, of course, means that very few children will be living there on the one bedroom for the couple who took the apartment. Another objection was stated by an attorney representing Mr.

COM. WINGERS: I don't think---this is not necessary. This is a question and cross question. You want to make a statement; make a statement. Don't rebut the statements of the other people. Please, this is all in the record. And, this is not a court case. Anybody else wish to be heard on this particular petition? Bringing no further comment, we'll declare this particular hearing closed.

COM. MAREKITA: To consider a three-lot (3) subdivision entitled "Roth-Shlensberg", Richard S. Shlensberg and Lester P. Roth, Subdividers, and located on the southerly side of Washington Street (Route 6A) between Boston Road and George Street. Counsel: John F. Pickett, Jr., Attorney at Law, 164 Court Street, Middletown, Connecticut.

ATTORNEY PICKETT: Gentlemen, I'll be extremely brief. My name is John Pickett, Attorney at Law, Middletown. Item Number Two. You have the subdivision maps before you. This is a very simple concept. We own approximately eleven hundred (1100) feet along Route 6A Washington Street across from the Washington Plaza or the shopping center there now. We intend to place a shopping--- a gasoline filling station at either end of this area.

This has been brought before the Zoning Board of Appeals pursuant to statute, and we have received all the necessary approvals from the Middletown Zoning Board of Appeals and State Highway Department and the Motor Vehicle Department, etc. And, it was discovered, of course, that this was a subdivision.

Just for the sake of brevity, I won't comment so much on the subdivision because there are no interior roads or anything of that sort. There are just two lots along the highway. The one thing that creates quite a problem is the regulation concerning sidewalks, obviously. There are eleven hundred (1100) feet along the Washington Street, and I don't believe anybody would require a sidewalk to

extend from one gasoline filling station to another for eleven hundred (1100) feet. At the present time, our clients are trying to develop the interior, the overall tract of thirteen (13), approximately thirteen (13) acres. And, obviously when this is done, we will be back in here to see you to let you know what is going on.

At this time, we are asking for your approval so that we can get going. We would very much appreciate, if possible, to receive this approval tonight and also, to waive the sidewalk requirement until such time as we come in with our overall development for eleven hundred (1100) running from one gasoline station to another. I certainly don't believe that this body would require sidewalks. The--- In case you are curious the authority for this request of ours is set forth in the planning of the subdivision ordinance already, and for the record it is Section 3A which reads "where it can be shown that there are extraordinary hardships in the way of complete compliance of these regulations, the commission shall have the power to vary the requirements so that substantial justice may be done and public interest secured." So that you do have the power to vary the requirements of the subdivision ordinance where there are extraordinary hardships. I'll be glad to give a long speech on the fact that this in fact an extraordinary hardship. I think that it is so obvious that this is such a hardship when you are talking in terms of a sidewalk from one station to another station with nothing in between.

I don't mean to be too brief, and I'll be happy to answer questions; if I have summarized my point sufficiently, I'll realize the fact that you have a pretty heavy docket tonight.

CHM. HIGGINS: I think that will be sufficient.

ATTORNEY PICKETT: Okay.

CHM. HIGGINS: Attorney Pickett.

ATTORNEY PICKETT: Again,

CHM. HIGGINS: If you are all set, we will continue with anybody else that wants to be heard.

ATTORNEY PICKETT: Fine. I do ask, however, that this be ruled on tonight, if possible, depending on your agenda because we would like to get going. Thank you.

CHM. HIGGINS: Anybody else wish to be heard on this particular petition?

MRS. BEDFORD: Is this Washington Street?

CHM. HIGGINS: Yes, man. Would you please state your name so that-----

MRS. BEDFORD: I am Harriet Bedford. This petition does not mention to our knowledge, and we have been out there thirty-five (35) years, the owners of all the property adjoining this property that is in question. How come?

CHM. HIGGINS: Well-----

MRS. BEDFORD: Johnsons on Boston Road are approximately four hundred feet from this property. Can you enlighten me as to how this is going to be laid out?

CHM. HIGGINS: Well, the best information I can give you on this, Mrs. Bedford, is this that the Planner notifies by registered letter any abutters who are concerned with this particular subdivision.

MRS. BEDFORD: Well, they are not all on here.

MR. HIGGINS: Well, that I can't definitely answer that for you.

MRS. BEDFORD: Can you give us any information as to what the three divisions are going to be? Not that we are objecting, but we can't understand why this isn't clearer.

CHM. HIGGINS: Well, anybody who divides lots--three lots--it becomes a subdivision, and they must come before the Planning Commission in order to be granted permission to develop the subdivision.

MRS. BEDFORD: Now, can--is there any way we can find out why these other people who own--who have owned until we read this letter because they are right our neighbors--because one land butts four hundred (400) feet practically on our own land; and he is not mentioned; and he butts on this same property that these people have bought.

CHM. HIGGINS: Well, I can ask Attorney Pickett. He must have, I believe he has-----

ATTORNEY PICKETT: All the records were taken from the Assessor's records. We have just taken from the Assessor's maps the area. We took the abutting land owners.

MRS. REDFORD: Mr. Mesick has been there as long as we have, and Mr. Johnson is not butting on that property. How come he is mentioned?

ATTORNEY PICKETT: Mr. Johnson-----

MRS. REDFORD: Mr. Johnson is down on Boston Road which is practically three hundred to four hundred feet from the-----

ATTORNEY PICKETT: According to the Assessor's records, he-- land does abut that property. I don't think--well you may be right. Are you-----Do you understand the nature of this subdivision?

MRS. REDFORD: We have the State map of it. We have the state map. Unless, has there been some recent transactions?

ATTORNEY PICKETT: That could be Mrs. Redford; I really don't know. For the records, let me say and I don't doubt that you have a very valid question, the abutting owners were taken from the Middletown Assessor's records.

MRS. REDFORD: Well, there are two there that are not mentioned; and they have been---Mr. Mesick has been there as long as we have which is going on thirty-five years; and then there is another party, I believe, by the name of Kenneck.

ATTORNEY PICKETT: Do you happen to know if Mr. Kenneck or Mr. Mesick has any objection to this?

MRS. REDFORD: Mr. Mesick said he had not been notified. He told Mr. Johnson. I don't know if Mr. Johnson is here tonight or not, but he told Mr. Johnson he had not been notified.

ATTORNEY PICKETT: Well, that is absolutely right because they don't abut the property, but I do know they live in the area.

MRS. REDFORD: They abut this property--the former Cook property because they are next to our land and they run about a hundred feet north of our land and they run the full length of our land; and we-----Mr. Johnson's land which is way down on Boston Road butts on to our easterly end of our land.

ATTORNEY PICKETT: I don't mean to belabor the Commission here but let me discuss this with you, but it was for the record,

and I think you are entitled to know what the story was. We just took these from the Assessor's records and went right around.

MRS. REDFORD: Well, then where would we be able to find out?

MR. HIGGINS: At the Assessor's Office.

MRS. REDFORD: What we are trying to find out is where this land that is in question now-----where is it? As it was before, it was just on Washington Street. Now, they've got it down to Boston Road.

ATTORNEY PICKETT: If I may just help-----

MR. HIGGINS: I think there are maps available at the City Plan Commission Office, Mrs. Redford where you can look the map over and see exactly where this land is situated.

MRS. REDFORD: We have the---- For that matter we have a sketch of the land as it is now, but there is no going on to Boston Road.

ATTORNEY PICKETT: We have no exit to Boston Road.

MRS. REDFORD: No!

ATTORNEY PICKETT: We can't go to Boston Road. We are only along Washington Street.

MRS. REDFORD: Then why was Mr. Johnson notified to be here. That's what he can't understand, neither can we.

MR. HIGGINS: Well, we are belaboring a point now that doesn't come into this thing at all, Mrs. Redford. The idea is that from the Assessor's map the Attorney has sent registered letters to all the abutters and the subdivision is located on Washington Street and not on Boston Road, but evidently some of the back property abuts property-----

MRS. REDFORD: Mr. Johnson's land comes to ours and we are four hundred feet between Mr. Johnson and this present property. That is why I came tonight to find out what the score was.

ATTORNEY PICKETT: He is on the other side. We won't-----

MR. HIGGINS: Possibly he notified somebody that it wasn't necessary to notify.

MRS. REDFORD: That's what we couldn't understand and the man who does--who is butting on that property has not been notified.

ATTORNEY PICKETT: I'll settle it for you, Mr. Higgins.

CHM. HIGGINS: Thank you.

MRS. REDFORD: So we didn't know, but we---where this land was ending. See as it is now, where they first bought is about nineteen acres of the Cook property which is all on Washington Street and that is on the westerly side of our property.

CHM. HIGGINS: Yes, Mrs. Redford.

MRS. REDFORD: So that is why I came here tonight to find out where it was going.

CHM. HIGGINS: Thank you Mrs. Redford. Anybody else wish to be heard on this petition? Hearing no further comment on this petition, we will declare this hearing closed.

CHM. Higgins: Is Mr. Misenti here or Attorney Sargeant?

MR. MISENTI: I am Mr. Misenti. Attorney Sargeant is not here. He asked to postpone it till last. It is probably last, now.

CHM. HIGGINS: Yes, well, this is the last particular petition before the Planning Commission and if you are not ready to proceed, we'll have to close with the Planning Commission, go into Zoning and come back to you latter on.

MR. MISENTI: Well, how long would that take?

CHM. HIGGINS: I can't answer your question.

MR. MISENTI: Well, I have----- Why don't I go through now? If there is anything I can't handle, my attorney can handle it after--I don't think so.

CHM. HIGGINS: Well, this is---- To read from the record here, he'll read the record.

COMM. MAZZOTTA: Item No. 4. To consider a three-lot (3) subdivision entitled "Misenti," Louis Misenti, Subdivider, and located on the easterly side of Preston Avenue between Country Club Road and the Middletown-Meriden Townline. Counsel: Wayne W. Sargeant, Attorney at Law, 230 East Main Street, Meriden, Connecticut.

CHM. HIGGINS: Is there anybody here who wishes to speak on the Misenti petition? If you represent yourself, at least Mr. Misenti, you can speak on your petition.

MR. MISENTI: Alright, my name is Louis Misenti. I bought a piece of property on Preston Avenue, approximately seven and one half ($7\frac{1}{2}$) acres and we would like to subdivide it into three (3) lots to build three (3) houses. The smallest lot would be a hundred and fifty feet by approximately three hundred feet deep. That is about the length of the matter.

CHM. HIGGINS: Anybody else wish to be heard on this particular petition? Hearing no further comment, we will declare the hearing on this petition closed.

The meeting adjourned at 8:00 P.M.

Respectfully submitted:


Mary Ellen Murray
Acting Recording Secretary