

CITY PLAN COMMISSION - ACTING AS THE ZONING COMMISSION - PUBLIC HEARING -
THURSDAY, NOVEMBER 4, 1965 - COUNCIL CHAMBERS - MUNICIPAL BUILDING -
MIDDLETOWN, CONNECTICUT

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

Absent: Mayor Kenneth J. Dooley, member w.v.p.
I. Robert Traverse, Secretary

Also

Present: Barbara Sakelakos, City Plan Office Secretary, Sherman Beinhorn,
Reporter, Middletown Press, Jack Daley, Reporter, Hartford
Courant, Petitioners and Counsels and approximately forty-
nine members of the public.

The meeting was called to order by the Chairman at 7:55 P.M.

CHM. HIGGINS: Now it is the Zoning.

COMM. MAZZOTTA: As the Zoning Commission -

Item number 1. To consider a Change of Zone petition of Carabetta Enterprises,
Inc. A request that land be changed from a Restricted Residence Zone
to a General Residence Zone. The property is located on the east side
of Newfield Street, between Arawana Road and Mile Lane.

Counsel: Stephen S. Sweet, Attorney at Law, 164 Court Street, Middletown,
Connecticut.

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

ATTY. SWEET: Mr. Chairman and members of the Commission. My name is
Attorney Stephen S. Sweet. I practice law in Middletown at 164 Court
Street. I'm here this evening representing Carabetta Enterprises, Inc.
and as the call states, requesting a change of zone from a Restricted
Residence Zone to a General Residence Zone in compliance with the map
on file with your Commission. The area is approximately twenty-five (25)

acres more or less and it must be the best use of the land because it is reflected on the proposed Master Plan. Thank you.

CHM. HIGGINS: Thank you Attorney Sweet. Anybody else wish to be heard on this particular subdivision, or zoning matter, I'm sorry.

MR. BACON: My name is Charles Bacon. I live at 401 Newfield Street. I'm more or less across the road from where I understand this property is to be zoned, zone to be changed. A few years ago I seem to recall that the zone was changed in order that certain apartment houses could be built down further south, perhaps further down across Westfield Street and they are rather nice looking apartments were built. They have been pushing constantly northwards and it is distressing to many of us who are trying to retain that as our residence to have these type of apartments and so forth become to large. Various reasons for it, but the two or three that I have in mind are this. In the first place, they, as they go further north, there are no city sewers available at the present moment. Possibly they can run down in back and connect into the Arawana River. I know that there is a main trunk down in the meadows there, but I suspect that very likely the sewer will wish to be extended up to Newfield Street, where many of us have well provided septic tanks and so forth and we do not need sewers. They will be costly to install. These apartments, some of them will be built quite far back from the land and perhaps the brunt of the sewer cost will be born by those who have their property on the street. That is one thought. As the apartments get older, just as likely as not, and we see evidence of it in many places, the quality of the tenant falls and the level of the community in that area therefore falls and those of us who have made our homes for a good number of years and hope to for many more are reluctant to have the area degraded. It seems to me also, that perhaps there are, they are being over built. I doubt if we need as many more as the land would seem to indicate, there planning to have. I have no idea of course how many that are going to be built, but it would seem to me that with the purchase of all that land I understand that is about to be bought or has been bought by Mr. Carabetta, that there will be a great many apartments and if there are vacant apartments, again there are problems for those who live on the street. Therefore, I would like to appear as one who opposes the change of zone.

CHM. HIGGINS: Anybody else wish to be heard on this particular zone change.

MR. LINEBERRY: I'm Howard Lineberry. I live at 380 Newfield Street,

on the east side. My property would be adjoined to the Carabetta Apartments if they were built. I want to go down on record as opposing.

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

MRS. LINEHAN: I will.

CHM. HIGGINS: Yes, Mame. Will you please

MRS. LINEHAN: I'm Grace Linehan and I live on the east side of Newfield Street and my property is next to where the apartments are going to be built and I oppose this.

CHM. HIGGINS: Thank you. Yes Sir.

MR. TUTTLE: My name is Bill Tuttle and I live at 353 Newfield Street and will be directly across from this particular area and I just would like to go on record as being opposed to them going all the way down to the Residential Restricted area.

CHM. HIGGINS: Thank you Sir. Any further comment?

MR. BACON: Once more.

CHM. HIGGINS: Yes Sir, Mr. Bacon.

MR. BACON: My name is Bacon. I would just like to call attention to one situation that has already become apparent. The Monroe Birdsey house which is down slightly a short distance south of where several of us live, is just about surrounded on the rear and almost on one side with these apartments, but, what has really, I believe, ruined that value of that property, is the fact that they have decided to have a parking area right beside the house. The Birdsey property is a small lot, no doubt. The cars, there is a whole, a great many cars parked right straight up to their property. If you go in at night, the lights shine in your house. There is alot of noise and confusion right in their backyard and your side yard. I think that the cars are parked within twelve (12) feet probably of the actual road, and that is just a sample of what this situation can do. If cars were kept away and there was a nice class in there with no vacancy and all along the road, it would be one thing, but obviously parking is important and

they go way up to it. That is one thing in which I suspect Howard Lineberry is worried about. I would be if I was on that side because I think that the value of the Monroe Birdsey house has really hit a new low. I just don't think it would be saleable at all. . . .

CHM. HIGGINS: Thank you Mr. Bacon. Any further comment. Mr. Daniels.

MR. DANIELS: My name is Norman Daniels. I live on Newfield Street also, and I would like to go on record as objecting to the furthering of apartment houses in the Newfield area and furthering changing of the zoning from Residential to General or allowing new apartments to move in. I have various reasons for it and I think one that hasn't been mentioned this evening, is the traffic hazard on Newfield Street. At the present time, with the Carabetta Apartments in there, our traffic has trebled or may be even quadrupled on Newfield Street. Just yesterday morning, at 8:30 in the morning coming to work, traffic was lined up at the flicker signal opposite the Loewenthal Lumber Company all the way to the Arawana Apartment driveway through the stopping of a school bus right on the top of the hill and people waited there and were held up for some five minutes before the traffic actually moved on at that point. I would like to just voice my opinion on the few gripes that I have had in the past and I rather hope that the Zoning Board will take these points into consideration when allowing future changes of zoning in the City. As you recall, Mr. Chairman, a few years ago, I came before the Zoning Board and objected strenuously to the Apartment houses being put in at the base of Arawana opposite the Arawana Library. For one main reason, the traffic hazard. We take our lives in our hands at the present time when we come out of the Arawana driveway. The Zoning Board saw fit to change the zoning and allow an apartment house to go right in at the base of the hill, furthering our hazard coming out of our driveway and within the last two months a neighbor lost a dog right at the driveway of the new apartments going in there. Thank goodness, it wasn't a youngster, because it is a very very bad spot in the City of Middletown. I think the City Father's know it and are trying to do something about it. At the present time, we've got a terrific traffic hazard out there now and by allowing more apartments to go in, I think, it would be, at this particular time with the traffic situation the way it is, I think it would be a mistake. I agree with Mr. Bacon, I feel awfully sorry for the people along Newfield Street on the right hand side moving up towards New Britain. The apartment houses, even the buildings were put up right almost to

the property lines. I realize there is a restriction there, but the light proposition, we witnessed that ourselves and our hill with the lights of the apartment houses and so on and the parking. I have a great deal of respect with the way in which Mr. Carabetta is running his apartments. I think he is doing a splendid job out there. They have a fine superintendent and everything is fine in that respect and I would like to remind you of one other point, and this I hope you will take into serious consideration. A few years ago, Mr. Finegold, if I am right and Mr. Apter came into your meeting and he requested permission to put the apartment houses up at the base of our hill. He asked for permission to put eight apartments in. When the apartment houses were built, twelve apartments went in. I can't understand this. I can't understand for the life of me, how they got permission when it was written in black and white that eight apartments' could be put into that area and twelve apartments were actually put in and people are living there now. Now what happened. Mr. Finegold, Mr. Apter came to this meeting, presented a beautiful story to you people and you agreed to go ahead and allow him to change the zoning in our area and put these apartments in. What happened. Mr. Finegold saw an opportunity, I shouldn't say this, Mr. Finegold put the foundations of the apartments in on the basis of eight apartments. He finally moved out of town, as you all remember this, I think. He moved out of town, he sold his property, how much he got for it, I shall never know and moved back to New Haven, sold it to I think, the Randall Construction Company. The Randall Construction Company went bankrupt. They in turn, sold it to the present owner, Mr. Copola, I believe it is. Mr. Copola at the present time is not meeting the restrictions that were put on the property. A fence was to be put up along our driveway. There was to be shrubs. Mr. Finegold's beautiful apartments and his landscaping has still not appeared and people are living in the apartments really disgusted. They have signed a two year lease at the present time and they just can't, at the present time, get Mr. Copola to take care of those apartments the way they should be. Now, that's my main gripe. I certainly hope that you people will take the gripes that are going on here this evening into serious consideration and think about these things that have been done to us in the past. I think my property value has been taken down purely because of the looks of those apartments at the present time. I will tell you another story, I got two weeks after four families moved into this apartment house. There was no garbage disposal put into the apartment houses. I had to come to the City Authorities down here, get the Health Officer to come out to enforce

his laws to see that the garbage disposals were put in there. Doctor Palmieri came out and inspected and in a moments notice he followed up and he saw that the garbage disposals were put there. Another thing happened to us just recently. Mr. Hubbard from the Hubbard Estate had his driveway drained properly, drains put under the road. When Mr. Finegold and Mr. Apter, under the original construction, built the foundations they moved through that lot and they tore off the drains completely and just recently the present owner of the property plugged up those drains and now we are going to have a winter proposition there. Of course, I realize that this is none of your prerogative. This is a law proposition on the parts of the people of Arawana so we will have to see that he opens up that drain that was smitten up on us and we just can't seem to get any action. Now, I'm sorry to take all this time, but I thought I would review for you what happened to this apartment house out there and I hope it will not happen to the future apartments that are being built out on Newfield Street. Thank you.

CHM. HIGGINS: Thank you Mr. Daniels. Anybody else wish to be heard on this particular . . . Yes Mame.

MRS. JARZAVEK: I'm Mrs. John Jarzavek and I live on the east side of Newfield Street. I have the same opinion as the rest, I oppose.

CHM. HIGGINS: Thank you. Any further

MRS. BACON: Mrs. Bacon, 491 Newfield Street and I really oppose an apartment house on Newfield Street.

CHM. HIGGINS: Thank you. Yes Sir.

MR. LOZA: My name is Frank Loza. I live at 412 Newfield Street. I am against it. The apartment houses because there is plenty of traffic now. If you build more houses it will be more, I think.

CHM. HIGGINS: Thank you. Anybody else wish to be heard. Yes?

ATTY. SWEET: May I make one further comment, Mr. Chairman. I know your averse to any type of rebuttal, but I would like to say after listening to the opposition, I feel that they are a little premature and before the wrong Commission. This is the Zoning, your sitting as the Zoning Commission now and not the Planning Commission.

CHM. HIGGINS: Thank you, Mr. Sweet.

MR. DANIELS: May I. I'm sorry if I bored you with any points that should not come before you, but I felt that I should get it off my chest, because some of you people sitting on this Board right now, were still on the Board at the time I had the objection three or four years ago.

CHM. HIGGINS: Well actually Mr. Daniels and Mr. Sweet. As a matter of fact, this is a zoning proposition and we can't presuppose that anything will happen before a zone is changed, so the only opposition actually I should have listened to, was the opposition to the change of zone and no explanation as to the problems which would be created after a zone was changed. There aren't to many people here, it isn't a long Hearing, so I gave you people a chance to stand up and talk. Anybody else wish to be heard on this particular matter.

MR. DEPATIE: My name is Mr. Depatie, 348 Newfield Street. It wasn't to long ago when Mr. Haftel had it changed, the zoning out there where the Carabetta Apartments are built. It seems to me that everybody who is opposed to it tonight, I mean you were all for it then. I live right on the line, 348. I was . . . then. Everybody was for it at that time. Now, everyone is against it. Me, whether it goes through or not, I don't care, as far as that is concerned.

CHM. HIGGINS: Thank you, Mr. Depatie. Anybody else wish to be heard on this particular petition. Well hearing no further comment on it, I'll declare the Hearing on the Carabetta Enterprises zone change closed.

COMM. MAZZOTTA: Item number 2.

To consider a Change of Zone petition of Eugene S. and Mary B. Russo. A request that land be changed from a General Residence Zone to a Commercial Zone. The property is located on the north side of Warwick Street, between High Street and Oak Street.
Counsel: Harry W. Edelberg, Attorney at Law, 72 Court Street, Middletown, Connecticut.

ATTY. EDELBERG: Well gentlemen of the Commission, for the record, I state my name as Harry Edelberg. The property in question is sandwiched between two Commercial Zones. On the west side of it, is the Wilcox Crittenden Office Building and on the east side of it, although there is no Commercial use there, it is zoned Commercially. The present

General Plan calls for that whole strip of land from High Street down to Oak Street on Warwick Street to be Commercial so that this would fall into it. I might also add that across the street is the C. B. Stone Company and also a barber shop. I ask that this be granted.

CHM. HIGGINS: Thank you, Mr. Edelberg. Anybody else wish to speak on this change of zone petition? Hearing no further comment, I'll declare this Hearing closed.

The meeting adjourned at 8:15 P.M.

Respectfully submitted:

Barbara Sakelakos
Barbara Sakelakos, Recording Secretary

John J. Higgins, Chairman