

CITY PLAN 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 7:34 P.M.

CHM. HIGGINS: Since Mr. Traverse will be unavailable tonight, we will
use an alternate and I will ask Mr. Atkins to be alternate for Mr.
Traverse tonight. I'll ask Mr. Mazzotta to read the call of the meeting
please.

COMM. MAZZOTTA: City Plan and Zoning Commission - Public Hearing -
Thursday, November 4, 1965 - 7:30 P.M. - Council Chambers - Municipal
Building - Middletown, Connecticut.

As the Planning Commission -

Number 1. To consider a twenty-one (21) lot subdivision entitled "Laurel
Grove Estates - Section II", Carl Pitruzzello, subdivider, and located on
the westerly side of Laurel Grove Road, between Rockfall Road and
Anderson Road.

Counsel: Harry Hagel, Attorney at Law, One MacDonough Place, Middletown,
Connecticut, and

Number 2. To consider a thirty-six (36) lot subdivision entitled "Crowell
Court", Mario Gullitti, subdivider, and located on the east side of
Arbutus Street, between Randolph Road and Kelsey Street.

Engineer: C. A. Campbell, Civil Engineer, 86 High Street, Middletown,
Connecticut.

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PEASE "NOISE" ②

CHM. HIGGINS: We will proceed first with Laurel Grove Estates. Is there anybody here who wishes to speak on this petition?

ATTY. HAGEL: Mr. Chairman. Do you suggest I stand here?

CHM. HIGGINS: Yes, and will each person who speaks on a particular hearing give their name please, for the records.

ATTY. HAGEL: My name is Harry Hagel, as recited in the call of the meeting and I represent Mr. Carl Pitruzzello, who is the developer and subdivider of the potential subdivision as submitted for your approval tonight. As you gentlemen perhaps recollect, section 1 which consisted of lots 1 through 7 on the westerly side of Laurel Grove Road has been heretofore approved and this is the remaining property presently owned by Mr. Pitruzzello, which your approval is sought tonight consisting of lots 8 through 23 or 21 lots. As you can see by referring to the plan, there are 2 streets that are going to be incorporated into this subdivision, which will be proposed new streets called Skyline Drive, running west off Laurel Grove Road. The other proposed new street is Skyview Drive, running perpendicular to Skyview Drive, parallel to Laurel Grove Road and to the west of it. I believe that the plan as presented to this Body meets all of the Subdivision Regulations insofar as minimum square footage of 17,500, each lot as the minimum of 100 foot frontage on the proposed roads and the - - - . As I understand from Mr. Pitruzzello, the water main has been laid in its entirety along Laurel Grove Road and the water is available and will be made available by virtue of laying mains along the new proposed highways. That is about all I can recite here. Just by way of information, the lots 1 through 7 of Section 1, there have been 5 permits issued. Those 5 permits which have been issued on lots 2 through 6. There are 3 shells completely erected more or less and 2 foundations that are already in. So work is progressing rather well in this area. The proposed type of homes in this area for those who might be familiar with Mr. Pitruzzello's buildings are going to be in the \$20 to \$35,000 class or price range, let us say, which I feel will be an asset to the City of Middletown. Thank you.

CHM. HIGGINS: Thank you Mr. Hagel. Anybody else wish to speak on this particular petition?

MR. ZISK: My name is Stanley Zisk and I represent . . . the

CHM. HIGGINS: Speak clearly so that the

MR. ZISK: Yes.

CHM. HIGGINS: Read this for the record, please.

MR. ZISK: Yes.

CHM. HIGGINS: Thank you.

MR. ZISK: I would like to see the map according to their first survey of it. They have taken in some of our land and I want to know if they have changed their footage on that. They've gone into 3 feet of our land and the boundaries are not correct according to the first survey and the land is not. This is a protest to the proposed subdivision, Laurel Grove Estates. The seepage is over which will come through the stone wall embankment into our pasture which is lower than the proposed subdivision entitled Laurel Grove Estates. On the east-west side over 1,000 feet could cause us financial loss and other losses for the following reasons. Cows that will eat the grass that is around the seepage of overflow in the area which may contain harmful bacteria and under such unsanitary conditions milk from these cows will not be, will not be safe for drinking. Also the State Department of Health would not permit such sale of milk. We have heard of cases in Connecticut where several cows in the field have become affected with a type of mastitis which does damage to the cows utters and affects the cows and cows must be sold at a loss. Replacement of other cows at a much higher cost. In fact, it was . . . to trace to the septic tanks on the surrounding areas, when cows had access to such unsanitary conditions that had been seepage overflow in this same property and this is the subdivision that closed in the past for years. Seepage from around 50 feet on this same slopeage hill that drains toward our property. In effect, if the heavy clay type soil will not absorb all this seepage, then it must flow through onto the surface on the ground even with the flow of average rainfall. In the past few years, through stand of reason, the seepage problem of this soil is intense and will surely seep over into this stone wall embankment and render our land in which we have been paying taxes for years and it will be worthless through no fault of our own.

CHM. HIGGINS: Thank you.

MR. ZISK: I plowed that land for years and we could not plow that land unless we had chains and that was in June. Now I don't say all the property, but part of the property. There is no seepage in that land.

CHM. HIGGINS: Thank you Mr. Zisk. I'll ask Mr. Mazzotta to read the statement from the Department of Health on this particular subdivision into the records.

COMM. MAZZOTTA: John J. Higgins, Chairman, City Plan and Zoning Commission, City of Middletown, Connecticut.

Dear Mr. Higgins:

Following is a report from the Board of Health on the various applications to be heard on November 4, 1965.

1. "Laurel Grove Estates":

Three test pits dug to a depth of 10 ft. showed about one foot of topsoil; then subsoil consisting of a mixture of gravel and clay of about equal proportion. None of the three test pits was found to contain any water to a depth of 10 feet. There is reasonable expectation that individual subsurface sewage disposal systems will operate properly subject, of course, to individual soil tests of each lot.

CHM. HIGGINS: Thank you. Anybody else wish to be heard on this particular subdivision? Hearing no further comment, we will declare the hearing on this particular subdivision closed and we will now ask Mr. Mazzotta to read the call on Crowell Court.

COMM. MAZZOTTA: Item number 2.

To consider a thirty-six (36) lot subdivision entitled "Crowell Court", Mario Gullitti, subdivider, and located on the east side of Arbutus Street, between Randolph Road and Kelsey Street.
Engineer: C. A. Campbell, Civil Engineer, 86 High Street, Middletown, Connecticut.

CHM. HIGGINS: Anybody here wish to be heard on this particular subdivision.

ATTY. LYNCH: Mr. Chairman. My name is Joseph G. Lynch. I'm an attorney and I represent the applying subdivider, Mr. Gullitti. This is an application for the approval of a thirty-six (36) lot subdivision to be located on the east side of Arbutus Street between Randolph Road and Kelsey Street, situated in a Suburban Residential area according to the General Plan of Development of the Town. The engineer on the project is Mr. Carroll Campbell. It is my understanding that the maps are in accordance with your Commission's regulations have been filed. These are 36 lots which consist of a minimum of 20,000 square feet. Many of them are larger than that. It is my understanding that City water is available to these lots and it is proposed that City water will be used as the domestic water supply on the lots. With respect to the sewer, in the General Plan of Development, it is proposed that

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this particular area be included in the future extension of the present sewer system. It is my understanding that without any difficulty, those lots directing towards north can be connected into the City sewer and that preliminary seepage tests have indicated that septic tank service to those lots on Holly Drive would meet the requirements of the regulations. Many of the lots will require additional fill for the purpose of getting them up to grade. However, if the City or if the Planning Commission prefers that City sewer be installed at the outset, the developer is prepared to set up the required pumping stations to accomplish this result. It is proposed that houses on this tract will be built by Mr. Gullitti, who's been in the business for some 25 years, on his own for the past 10 years and he proposes to put houses in the \$20,000 to \$30,000 class on these lots. Mr. Gullitti is here and the engineer is here if there are any questions by any member of the Commission or any of the people at the hearing, we will be pleased to attempt to answer them.

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

MR. WYETH: Mr. Chairman. I'm Mr. Harry Wyeth. I live on Arbutus Street. First for the records, I have no objection against Mr. Gullitti's buildings, but I would like to know in the case of land fill and . . . does this subdivision stipulate that he should grade this property to conform to the adjoining properties.

CHM. HIGGINS: Well this is a problem that would have to be answered by the Department of Public Works and I take it for granted that before building permits are given for any lot on the development, that these particular problems would have to be straighten out to the satisfaction of the Department of Public Works.

MR. WYETH: I just had the unfortunate experience right next door with Mr. Gullitti and he left me in a rather bad situation and costly to straighten out and he's building again and he will be building behind me and I don't want this to happen again.

CHM. HIGGINS: Thank you, Sir.

MR. CAMPBELL: I'm Mr. Campbell, engineer on the job and we have taken care of all water, of all surface water which will be drained into the main brook south of the property. There is no-no lot anywhere in the subdivision that is going to drain onto the neighbors property. All lots are in accordance with the City specifications and I've been in contact with Mr. Gustafsson and the Public Works and have fulfilled all of their suggestions.

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CHM. HIGGINS: Thank you Mr. Campbell. Anybody else wish to be heard. Yes, Sir.

MR. PECK: Mr. Chairman. I'm Edward Peck. I live on Randolph Road adjacent to the Crowell property and I would like to ask the builder a couple of questions.

CHM. HIGGINS: This is not proper, Sir.

MR. PECK: Oh, I'm sorry.

CHM. HIGGINS: It is not proper.

MR. PECK: I would like to state as far as the septic tanks are concerned. We had septic tanks on our property and of course the seepage was very very bad and we were compelled to put in our own sewer with 2 other neighbors and I was just wondering whether we were going to run into the same problem of this seepage there, from what I understand, it is very very poor.

CHM. HIGGINS: Thank you. We have some comments from the Department of Health on this. After I've heard anyone else who wishes to be heard, wishes to be heard on this particular subdivision, I'll ask them to read the comment from the Department of Health into the records also. Yes, Sir.

MR. ROBB: Sir, I would like to know where the access to this property is. Access and exit.

CHM. HIGGINS: Well there is a map here. You can come up and take a look at it if you wish. Would you give your name for the record please.

MR. ROBB: John Robb.

CHM. HIGGINS: Does anybody else have any comment on this particular subdivision. Yes.

MR. GULLITTI: Can I get something straight? Mr. Wyeth said that I left him in a bad fix down there. He didn't buy that house from me. He bought the house from somebody else that was supposed

CHM. HIGGINS: Well I don't think that this is pertinent to this hearing.

MR. GULLITTI: Well he just kind of made me look bad.

CHM. HIGGINS: This is something that you can take care of with Mr. Wyeth. I'm sorry, Sir, but this is not pertinent to this hearing. Anybody else wish to be heard on this particular subdivision. I'll ask Mr. Mazzotta to read the comment from the Department of Health on this Crowell Court.

COMM. MAZZOTTA: Crowell Court

The first 16 lots will be connected to the sanitary sewer and are approved by the Board of Health. Opposition is hereby registered to the remaining twenty lots which are intended to be served by individual sewage disposal units because of the high water table which would interfere with the proper operation of drainage fields. Further, it is not unreasonable to require that the entire 36 lot proposed subdivision be connected to the sanitary sewer.

CHM. HIGGINS: This is the comment from Doctor Palmieri and I think that Mr. Lynch already stated that the developer was willing to connect to the sanitary sewer and of course I believe that as a result of this letter, the Planning Commission would have to have him accede to this desire and that Mr. Palmieri's wish would have to be taken into consideration.

ATTY. LYNCH: That is the developer's understanding and your correct that I did state that he was willing to comply with any of the requirements of the Department of Health.

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

ATTY. LYNCH: I omitted to say two things with respect to this. We've checked with the Police Department and it is our understanding that they foresee no traffic problems with the approval and the development of this subdivision.

CHM. HIGGINS: Thank you Mr. Lynch.

MR. PECK: Mr. Chairman, could I ask the engineer as to how close Holly Drive will come to my property.

CHM. HIGGINS: Well I think that if there are any problems on the boundary lines or anything that would be . . .

MR. PECK: It isn't a question of boundary. I'm sure the surveyor's did a good job in surveying this property and I think when Mr. Crowell was living, he had it surveyed, I think three or four years ago before he

passed on. We were quite interested to know how close to Holly Drive, the road itself, whether it will be adjacent to my property or whether there will be a separation or not.

CHM. HIGGINS: Could you answer that question for him, Mr. Campbell. This is not actually pertinent, but we will allow Mr.

MRS. PECK: How can we find out about it, if we don't ask?

MR. CAMPBELL: What property is it?

MR. PECK: The Peck property.

MR. CAMPBELL: The boundary of the road will be along your boundary line.

MR. PECK: But, how close to the boundary line?

MR. CAMPBELL: Right on the property line.

MR. PECK: Well that is what I wanted to know. Thank you.

MR. CAMPBELL: So you'll have access.

CHM. HIGGINS: Any further comment on this particular subdivision? Hearing no further comment, we will declare the Hearing on Crowell Court closed.

The meeting adjourned at 7:54 P.M.

Respectfully submitted:

Barbara Sakelakos
Barbara Sakelakos, Recording Secretary

John J. Higgins, Chairman