

Commission on the City Plan - November 9, 1955 - 7:30 P.M.

PRESENT: Mayor Harry T. Clew
 Chairman I. Robert Traverse
 Arthur Dillon
 Joseph V. Misenti
 Seb. J. Passanesi
 William Warshauer

ABSENT: Everett S. Holmes

ALSO PRESENT: Milo D. Wilcox, Jr., Director of Planning

Chairman Traverse opened the meeting at 7:30 P.M. The first item discussed was the matter of Commission meeting dates, and after discussion on motion duly made and seconded it was voted to set the first Thursday of each month at 7:30 P.M. for public hearings and the third Thursday of each month at 7:30 P.M. for regular hearings on executive matters of the Commission. Some discussion was also held as to whether public hearings were actually required to be held on any and all petitions or whether the Commission was permitted to exercise its discretion on any petitions presented to it. Mr. Wilcox was requested to inquire into the legal requirements.

The matter of previous minutes of Commission meetings as yet not approved was brought up and discussed and voted to be approved. Minutes of meetings of September 8 and October 5 were also voted to be approved on motions duly made and seconded. The Commission members also agreed that no minutes of Commission meetings should be opened to public inspection until such minutes had been approved by vote of the Commission.

Mr. Wilcox said that Mr. Myron Goodrich of Berlin wished to submit subdivision plans on a preliminary basis for informal discussion, and the Commission agreed to review them at its meeting on December 15, 1955.

Following the arrival of Mayor Clew at 8:30 P.M. the matter of the petition of Isidor and Meyer Field was taken up. The petition was read and explained and discussed at length, there being agreement that all the requirements of the General Residence Zone would need to be met by any office building, including those of lot coverage. On motion duly made and seconded, it was voted unanimously to approve this petition, for the principal reason that it would permit a more economical use of large properties in multi-residential areas for uses which would be compatible with these multi-residential uses.

Following the arrival of Mr. Misenti at 9:00 the petition of George Cameron was discussed. Mr. Wilcox showed a sketch map he had made of the properties in the area indicating those belonging to residents who had signed a protesting petition, and said that it appeared that these residents did not comprise ownership of 20% or more of the area within 500 feet of the property for which the zone change was petitioned. The possibility of not including the 100 foot strip of land in the General Residence Zone along Farm Hill Road was discussed. The matter was discussed also from the standpoint of possible further traffic hazards and from that of the residential character of part of this area and the protection of it. Following discussion, on motion duly made and seconded, it was voted unanimously to deny this petition.

Several other matters were raised by Mr. Wilcox, including the matter of regulations for trailers and houses built in Commercial and Industrial zones; Industrial I zone requirements and possible relaxing of the area requirements; time limit of one year for re-submission of zone change petitions. These matters were discussed, and it was agreed that Mr. Wilcox would submit definite proposals for the next regular meeting.

Mr. Passanesi submitted for preliminary review proposed subdivision plans of Monarco-Milardo Builders for property on Millbrook Road. These were discussed, and no changes were requested; these plans to be submitted formally at a later date. During the discussion city requirements for sidewalks were talked about, and Mr. Wilcox was asked to find out the exact requirements for the type of sidewalks required by the Engineering Department, and also to submit standards for required installations.

There being no further business the meeting was adjourned at 10:10 P.M.

Respectfully submitted,

Milo D. Wilcox, Jr.

Milo D. Wilcox, Jr.
Secretary