

EXECUTIVE SESSION - COMMISSION ON THE CITY PLAN AND ZONING -
ACTING AS THE PLANNING COMMISSION - THURSDAY - NOVEMBER 16,
1967 - CITY PLAN OFFICE - MUNICIPAL BUILDING - MIDDLETOWN,
CONNECTICUT

The Open Executive Session was called to order at 7:31 P.M.

Mr. Edward L. Baldwin, developer of the "Arbutus Heights - Part IV" subdivision explained his subdivision plan to the Commission and answered several questions concerning same. After his presentation, Mr. Baldwin departed.

At approximately 7:45 P.M., Chairman Higgins introduced Mr. Gregory Curtis, Middlesex County Agricultural Agent on Soil Conservation and the University of Connecticut.

The topic of Mr. Curtis' presentation was the value of conservation and open space in Middletown. Mr. Curtis pointed out that Middletown has a total area of 28,800 acres (45 sq.mi.) of which, approximately 46% is committed to some use. The remaining 54% of open land--15,593 acres. Mr. Curtis pointed out that Middletown has approximately 88 miles of shoreline--70 miles active streams; 5 miles Mattabesset River; 4 miles Coginchaug River and 9 miles Connecticut River. He stated that Middletown is "cursed with too much beauty--but doesn't capitalize on any".

Mr. Curtis then presented a USGS map which demonstrated the 88 miles of shoreline in Middletown. He proposed that purchasing 100 feet on each side of the 88 miles of shoreline area (2100 acres) at an average cost of \$2,000 per acre would cost approximately \$4 million. Of this, the City's cost would be \$1 million.

An interesting discussion followed, during which time, Mr. Posze informed Mr. Curtis that the Planning Commission is presently revising its Conservation Plan which he and Erwin Kelsey, Chairman of the Conservation Commission, anticipate will demonstrate the objectives of the Conservation Commission, Recreation Commission and the Planning Commission and be adopted by same. Mr. Curtis also proposed a service that is offered by the University of Connecticut for a minimal cost. This service consists of making a mosaic aerial photograph and then plotting all the property lines of open space over 2 acres

thereon and indicating the acreage and names of present owners. Said service would cost approximately \$500.00 plus materials. Mr. Curtis demonstrated what such a map would look like. The Commission expressed interest in this proposal and asked Mr. Posze to consider it and report back to the Commission at a later date.

The discussion ended at 9:40 and Mr. Curtis departed.

Closed Executive Session followed.

CALL TO ORDER was made by the Chairman at 9:45 P.M.

ATTENDANCE

Present: John J. Higgins, Chairman
 Carmelo J. Mazzotta, Jr., Vice Chairman
 Edward F. Button, Secretary
 Joseph W. Masselli
 Philip M. Salafia
 Frederick W. Atkins, alternate member
 Joseph P. Otfinoski, alternate member

Absent: Salvatore J. Lisitano, alternate member

Also

Present: Alex R. Posze, Jr., Director of Planning

MINUTES

The Commission, on motion of Commissioner Mazzotta, seconded by Commissioner Salafia, APPROVED THE MINUTES OF THE SEPTEMBER 21, AND OCTOBER 5, 1967, MEETINGS OF THE COMMISSION AS CIRCULATED.

REPORTS

Chowder
 Cabal

Mr. Posze reported the formation of a group vitally interested in the redevelopment area, calling themselves "The Middletown Renewal and Chowder Cabal". The members of this group are: Bob Wilson and Nils

Frederiksen (Planners at Wesleyan), Joe Haze (Redevelopment Director), Dave Smith (Director of the Chamber of Commerce), Irwin Kaplan (Director of the Midstate Regional Planning Agency), Herb Franklin (Planning and Development Administrator), Chet Tibbetts (Hill Development) and Alex Posze (Director of Planning). The group has met several times in the past month to develop meaningful and realistic objectives for the Redevelopment area.

Midstate

Mr. Posze reported that he attended the November 7th meeting of the Midstate Planning Agency. He stated that of the three representatives the City of Middletown has on the Planning Agency (Middletown is the only city in the region with three representatives), none were present at the meeting. Mr. Posze stated that he reviewed the past year's attendance record of the agency and, with the exception of this commission's member, found that Middletown has had a poor showing.

OLD BUSINESS

There was no old business to be considered.

NEW BUSINESS

Arbutus
Heights
Part IV

The Commission, after reading the reports from the Department of Health and Department of Public Works and after discussion, on motion of Commissioner Atkins, seconded by Commissioner Salafia, unanimously voted to APPROVE THE ARBUTUS HEIGHTS - PART IV SUBDIVISION.

Wild
Apple
Farm

The Commission, after reading a request dated November 16, 1967, from Mr. Dzialo, attorney for George Achenbach, regarding modification of lots 2 and 3 to allow for road radius in the Wild Apple Farm subdivision approved on April 6, 1967 and after discussion, on motion of Commissioner Masselli, seconded by Commissioner Mazzotta, unanimously voted to APPROVE THE REQUESTED MODIFICATION TO THE WILD APPLE FARM SUBDIVISION.

Request for
funds

The Commission, after reviewing and discussing the budget adjusted to provide \$6,970.00 (Account Code 14A to meet the approved salary of the Director of planning and to provide \$1,500 (Account Code 14D)

for operating expenses for the last six months of this fiscal year and \$400 (Account Code 14D) for legal advertising fees required to advertise the proposed zoning amendments. On motion of Commissioner Mazzotta, seconded by Commissioner Button, the Commission unanimously voted to APPROVE THE BUDGET ADJUSTMENTS OF \$6,970.00 UNDER ACCOUNT CODE 14A AND \$1,900.00 UNDER ACCOUNT CODE 14D.

Staff
Request

The Commission, after reading a letter dated November 16, 1967 from Barbara Sakelakos, secretary in the City Plan Office, requesting a four work week (November 27, 1967 to December 22, 1967) leave of absence and after discussion, on motion of Commissioner Salafia, seconded by Commissioner Mazzotta, unanimously voted to APPROVE THE LEAVE OF ABSENCE AS REQUESTED.

At approximately 9:10 P.M. Mr. Masselli requested the Chair to excuse him from the remainder of the meeting. The Chair so moved.

Sylvan
Acres

The Commission, after reviewing the reports from the South Fire Department, Police Department, Department of Health and Department of Public Works and after discussion, on motion of Commissioner Salafia, seconded by Commissioner Otfinoski, unanimously voted to APPROVE THE SYLVAN ACRES SUBDIVISION.

Crowell
Court

The Commission, after reviewing the reports from the South Fire Department, Police Department, Department of Health and Water Commission, and after reviewing the previous petition filed October 21, 1965 for the same subdivision; after reviewing the comments of the State Highway Department; and after discussion, on motion of Commissioner Salafia seconded by Commissioner Button, unanimously voted to TABLE THE CROWELL COURT SUBDIVISION until such alterations to plans submitted will indicate the minimum requirements of the State Highway Department, Public Works and Section 1B (p), 1D and 2D of the Subdivision Regulations.

Meeting
Dates

The Commission, after discussing reasons for proposing a change of meeting dates, on motion of Commissioner Salafia, seconded by Commissioner Button, unanimously voted to CHANGE THE PUBLIC HEARING DATE TO THE SECOND WEDNESDAY OF THE MONTH AND DATE OF THE EXECUTIVE SESSIONS TO THE SECOND AND FOURTH WEDNESDAYS OF THE MONTH.

CORRESPONDENCE

Mr. Posze read the following correspondence.

Reservoir
Site

Letter from the Middletown Water and Sewer Department, dated October 24, 1967, stating that "the proposed Falls Brook Reservoir site is no longer required for the purpose of supplementing the water supply of the City."

CSP
Program

Letter from Thomas W. Anderson, CSP Project Leader, dated October 26, 1967, outlining the remaining work to be completed in the CSP program.

Soil
Survey

Letter from the State of Connecticut, Department of Agriculture and Natural Resources, dated October 26, 1967, stating that the entire Middletown soil survey will be completed in two to three years but the Westfield and Maromas sections should be finished by spring.

P.A. 723

Memorandum from the Town Clerk, received October 31, 1967, stating the requirements of Public Act No. 723, passed in the 1967 General Assembly.

ADJOURNMENT

The meeting was adjourned at 10:05 P.M.

Respectfully submitted:

Edward F. Button, Secretary
Commission on the City Plan & Zoning

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CITY PLAN OFFICE - MUNICIPAL BUILDING - MIDDLETOWN, CONNECTICUT

CALL TO ORDER was made by the Chairman at 10:05 P. M.

ATTENDANCE

Present: John J. Higgins, Chairman
Carmelo J. Mazzotta, Jr., Vice Chairman
Edward F. Button, Secretary
Philip M. Salafia
Frederick W. Atkins, alternate member
Joseph P. Otfinoski, alternate member

Absent: Joseph W. Masselli
Salvatore J. Lisitano, alternate member

Also

Present: Planning Director Alex R. Posze, Jr.

OLD BUSINESS*

Petrosky
(Butler)
Petition

The Commission, after reviewing a letter written to inform said commission that the performance bond for the Petrosky (Butler) operation off Country Club drive will expire December 3, 1967 and after reviewing the record of the Petrosky (Butler) Petition, on motion of Commissioner Masselli, seconded by Commissioner Button, unanimously voted that DIRECTOR OF PLANNING NOTIFY THE PETITIONER THAT HE WILL BE IN VIOLATION OF THE ZONING CODE IF THE BOND IS NOT RENEWED OR SUBSTITUTION MADE THEREFOR PRIOR TO DECEMBER 3, 1967.

*This action took place during the Planning Commission meeting held early the same evening.

NEW BUSINESS

Codifica-
tion of
Zoning
Ordinances

The Commission, after reviewing an ordinance approving the codification of the present zoning ordinance, which was distributed prior to the meeting, and discussing in detail said ordinance, on motion of Commissioner Button, seconded by Commissioner Mazzotta, unanimously voted APPROVAL OF THE ZONING ORDINANCE NO. 67-1, AN ORDINANCE APPROVING THE CODIFICATION OF THE PRESENT ZONING ORDINANCE AS HERETOFORE IN EFFECT.

ADJOURNMENT

The meeting was adjourned at 10:35 P.M.

Respectfully submitted:

Edward F. Button, Secretary
Commission on the City Plan and
Zoning

ZONING ORDINANCE NO. 67 - 1

AN ORDINANCE APPROVING THE CODIFICATION OF THE PRESENT ZONING ORDINANCE AS HERETOFORE IN EFFECT.

WHEREAS, The Commission on the City Plan and Zoning, acting as the Zoning Commission is presently undertaking a comprehensive review of the present Zoning Ordinance as heretofore in effect; and

WHEREAS, The Commission has found that through the years of amending the present Zoning Ordinance which was drafted in 1927, several formats have been used; and

WHEREAS, The Commission is studying the updating of the present Zoning Ordinance by a series of Public Hearings and legislative acts;

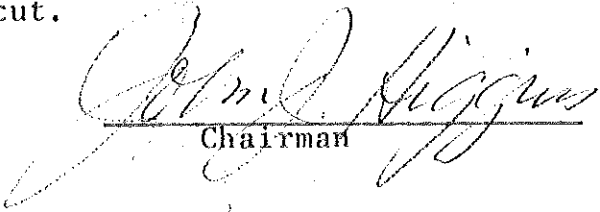
THEREFORE, BE IT ORDAINED by the Commission on the City Plan and Zoning, acting as the Zoning Commission of the City of Middletown, State of Connecticut.

SECTION I: That the codification of the present Zoning Ordinance of the City of Middletown, Connecticut, as heretofore in effect, is to be undertaken; and

SECTION II. That the codified Zoning Ordinance is to be named "THE ZONING CODE OF THE CITY OF MIDDLETOWN, CONNECTICUT"; and

SECTION III. That the Chairman of the Commission on the City Plan and Zoning and the Director of Planning shall affix a certification to said code, stating that the Zoning Code, herein Codified and printed is correct according to the records on file and constitute the Zoning Code of the City of Middletown, Connecticut.

Passed November 16, 1967


Chairman


Secretary