

MINUTES OF THE REGULAR MEETING OF THE CITY PLAN AND ZONING COMMISSION
HELD ON THURSDAY, SEPTEMBER 7, 1961

PRESENT: I. ROBERT TRAVERSE, Chairman
Arthur Dillon
John Higgins
Joseph V. Misenti
William Warshauer

ALSO

PRESENT: B. Ralph Gustafsson, City Planner, and 9 members of the Public at large.

ABSENT : Seb. J. Passanesi

The meeting was called to order at 7:37 P.M. by Chairman Traverse.

CHM. TRAVERSE: We will sit as the City Plan Commission tonight. Do you want to waive the reading of the notice? Do I hear a motion?

MR. DILLON: I make a motion that we waive the reading of the notice.

MR. HIGGINS: Second the motion.

CHM TRAVERSE: I guess everybody knows what they are doing here. We'll open the Public Hearing and hear the petition of C. Marsden Bacon, Jr.

ATTNY RACZKA: Mr. Chairman, and gentlemen of the Commission. Before going into the subject matter, I think I would be very remiss if I didn't say what a pleasure it is to see the Chairman on the opposite side of the table from me.

CHM TRAVERSE: Thank you.

ATTNY RACZKA: I don't have to tell you what a pleasure it is for me and also for the members of the Commission, and for many members of the community, Mr. Traverse, to see you back in the chair. I hope that you'll sit there for a long, long time. Which one are we going to take up? Are we going to take both of them together? I have two for Mr. Bacon.

MR. GUSTAFSSON: Why don't you take No. 1.

ATTNY RACZKA: Take them one at a time? Right. I left my maps in the office, Mr. Chairman. If I may just use your map? This particular subdivision, gentlemen, consists of five lots on an accepted City street, Higby Road, and the reason why we have brought in this subdivision and one later, which will be brought up subsequently, is the fact that under state statutes, a subdivision is defined as any division into three or more parcels. This property is fairly valuable property, and we didn't wish to have any difficulty with title searchers who would come in representing buyers, and secondly, all conveyancing in country areas should be done based on a map anyway, so if we, for instance sold Lot No. 5 we would need a survey, it would seem desirable, to plot Lot 5 in relationship to all 5 lots. It makes for a better plan on which to convey property. We are not influencing any grade of the highway, we are not constructing roads, we are not extending the sewer lines or water lines, or anything

ATTNY RACZKA CONTINUES:

This particular piece of property, which I say belongs to Marsden Bacon, is located just west of the intersection of Higby Road and Westfield Street, before you get to Country Club Road. It's where the old Marsden Bacon home-
stead is. It consists of these five lots. He owns all the property around it, except for one private ownership, owned by John Grillo. I think that's all I have to say. All these lots, by the way, are an acre or better in size, and they meet all our square footage and lot front size requirements which we have at the present time, and which, I am sure, we will have in the future. These are large lots.

MR. HIGGINS: This one that you speak of now is the second. The five lot is the second. The four lot is the first.

MR. GUSTAFSSON: Oh, he gave you the second map. Allright - take the second first.

ATTNY

RACZKA: Oh, I didn't realize that. This is the five lot one, and this is the one on the south side of Higby Road. I'm sorry. We had this map prepared, and if there are any questions on this, I will be very happy to answer them.

CHM TRAVERSE: All right Counsellor. Is there anyone who wishes to speak on the C. Marsden Bacon, Part II.

MR. GUSTAFSSON: I may add that copies of this map have been forwarded to the Department of Public Works, Department of Public Health, and there should be some comments from the Department of Public Health.

ATTNY RACZKA: Yes, there is a letter from Dr. Palmieri.

MR. DILLON: I'll read the letter.

September 5, 1961

I. Robert Traverse, Chairman
City Plan and Zoning Commission
Middletown, Conn.

Dear Mr. Traverse:

A preliminary inspection of "C. Marsden Bacon, Jr. Development - Part I and Part II" was made by the Health Department, and the lot size and soil received preliminary approval for individual sewage disposal systems. Final approval will be given after soil tests on each individual lot are made.

The topography of both sites is such that it will be necessary to order "curtain drains" for some of the lots to divert storm water so that the soil will not become saturated with storm water. The developer should be ready to carry out that requirement if it is deemed necessary when the sewage disposal system is installed.

Sincerely yours,
L.S. M. L. Palmieri
M. L. Palmieri, M.D. Director of Health

CHM. TRAVERSE: We accept this with that in mind.

ATTNY RACZKA: Yes, that's proper, because all we'll be doing is selling lots, and any individual wishes to build a house, he'll necessarily have to get approval of his own particular sewer disposal system which is proper to this as well as any other lot in the city of Middletown.

MR. DILLON: Do you plan on building right now?

ATTNY RACZKA: We don't do any building. We're just going to sell the lots, as we would sell a lot to you and then you would have to get your permit to build your house, and you'd have to get approval of your sewer disposal system. All we do is sell lots. We'll do no building at all.

CHM TRAVERSE: Is there anyone else who wishes to talk on this petition? All right, we'll hear subdivision No. 1.

ATTNY RACZKA: This subdivision consists of 4 lots and I can best identify it - - - - -

MR. WARSHAUER: Excuse me, I think you should mention for the record what you're talking about.

ATTNY RACZKA: At this time I'm referring to a four lot subdivision of C. Marsden Bacon, Jr. which is the No. 1 matter in your agenda for this evening. This subdivision consists of 4 lots which are located some distance west of the intersection of East St. and Westfield St., if you can place that, near the old Wingate Howard residence, and you go up the road on Westfield Street until you get to a top of a hill where you can see New Britain, Hartford, West Hartford, etc. It's a beautiful elevated spot. It's a gorgeous spot, and there's a power line that goes across the road and the old Marsden Bacon Homestead is at the bottom of it. This is all high land up here, and just east of it, an old cemetery, which no one knew about, until this map was made. No one in the city knew that there was an old abandoned cemetery. Mr. Bacon, I think, knew about it, because he was brought up here, but I never knew that there was a cemetery there, and no one in city hall did. In fact they were quite surprised in the Public Works Department. At any rate, these lots also are - in fact these lots are an acre and one-half. Each one is 139.19 feet on the road and each lot has a depth of 315 feet, and again we are asking for subdivision approval for the same reasons that I stated before. This subdivision is bounded on three sides by Mr. Bacon, and on one side by Westfield Street, and in part by land of the Hartford Electric Light Company which owns the fee near the road and has an easement. It owns the fee up to 150 ft. from the highway, and then it goes into a right of way, and again on these lots, my client will only sell lots. We will do no building, - these will be private sales. In fact we're ready to sell Lot. No. 3 to Dr. Jacubiec.

MR. DILLON: The letter from Dr. Palmieri applies here too?

ATTNY RACZKA: Oh yes, that is our understanding.

CHM TRAVERSE: Does anyone else wish to speak on this petition? If not, we will take up the next one. This is the James A. Hatfield petition. I'll entertain a motion to do away with the reading of the notice.

MR. HIGGINS: I make the motion.

MR. DILLON: Second it.

Unanimously passed.

CHM TRAVERSE: All right - anyone want to speak on the Hatfield subdivision?

ATTNY SNOW: Mr. Chairman, and members of the Commission on the City Plan, my name is Charles W. Snow, Jr. and I represent Mr. James Hatfield doing business as Royden James Suburban Homes. We have before you this evening, a 41 lot subdivision to be known as Rolling Green Part II. This area is to be located just north of a subdivision which has been already approved by your Commission two years ago, known as Rolling Green, I believe developed at that time by Ethel Siegel. Mr. Hatfield purchased at that time, the remainder of the land owned by Ethel Siegel and is now extending an already existing subdivision in a northerly direction in the same area. This is the new area here that we're asking for your approval this evening. This is it down here in the southerly portion of this map along a roadway known as Glenwood Terrace, approved about two years ago by your Commission, and is simply adding to the area there, an additional 41 lots. There was about 30 lots in the first one. I might add that Mr. Hatfield is present here this evening, and Mr. Campbell, the engineer who will answer any technical questions you might have. All the lots comply with all the requirements, and they have been checked over by your Planner and there is tentative approval by the Board of Health for sewage - - - -

MR. GUSTAFSSON: Public Works has copies of these maps, and also the Plan & Profile map.

CHM. TRAVERSE: How about the Performance Bond?

MR. GUSTAFSSON: The estimate for the Performance Bond has been made. I think I quoted it to you, or didn't I?

ATTNY SNOW: No.

MR. GUSTAFSSON: I didn't? Well, it's made up.

CHM TRAVERSE: All Right, is there anyone else? Is that all Counsellor?

ATTNY SNOW: That's all, Mr. Chairman, unless anyone else - Mr. Campbell might want to add something. Are there any questions of the engineer who can better answer them than I can.

MR. CAMPBELL: It is known - C. A. Campbell, Engineer. That's known as Section 3. I would like to make very minor changes. Fieldbrook Avenue we'd like to call Fieldbrook Road, and Grove Hill Ave., we'd like to call Grove Hill Road. On the building lines we showed 25 feet on the west side of Fieldbrook Road and we'd like to make that 30. On Delwood Ave. we showed 40' on the west side, and we'd like to make that 30' as it fits the contour of the ground better. On Glendale Ave. the east and west sides from 35' to 40', and on Grove Hill Road, the north side - 35' to 40'.

MR. TRAVERSE: Have you got that in writing?

MR. CAMPBELL: You have all the detailed maps on all the roads.

MR. TRAVERSE: These are preliminary maps. Do they show the changes?

ATTNY SNOW: Do these maps show the changes, Mr. Campbell?

MR. CAMPBELL: No.

MR. DILLON: We can't approve of this. This isn't the map you are going to record is it?

MR. CAMPBELL: We can't get the final until - - - - -

ATTNY SNOW: Mr. Campbell, these lot sizes will be as shown here. Is that correct?

MR. CAMPBELL: The lot sizes - every lot has the 20,000 square feet and at least 100 ft. frontage.

ATTNY SNOW: Then what you are referring to in changes, is just the houses and set back lines?

MR. GUSTAFSSON: I think the only thing the Commissioners question, I think, is will the revised maps be filed in our office once its done?

MR. CAMPBELL: Certainly

CHM. TRAVERSE: We have a letter from Dr. Palmieri on this too.

MR. CAMPBELL: Mr. Chairman, I'm also glad to see you back.

CHM. TRAVERSE: Thank you, when I get my voice back, I'll be much better.

MR. DILLON: We have a letter here from the Board of Health.