

Chm. Stephen T. Gionfriddo, Vice-Chm. Cos Giuffrida, Sec'y Louis A. Carta, Comm. Steven J. Leinwand, Comm. Vincent J. Loffredo, Comm. Rose Sbalcio, Alternates: Comm. Paul Bixby, Comm. Thomas E. Hutton and Comm. Stephen Gadowski.

COMMISSION MEMBERS PRESENT

Mayor Sebastian Garafalo, Ex-Officio, Dir. of Public Works Salvatore Fazzino, Ex-Officio, Comm. Sebastian Passanesi and Comm. Thomas J. Serra.

MEMBERS ABSENT

Comm. Paul H. Bixby acted for Comm. Sebastian J. Passanesi.

ACTING MEMBERS

Dir. George Reif, Hope Kasper and Patricia Michnowicz.

STAFF

Phillip Bauer, Engineer, Public Works, Lucas Held, Reporter, Middletown Press, and 45 members of the audience.

OTHERS

CHM GIONFRIDDO

Since we seem to have a larger turnout now, why don't we go back to Item 2, Public Hearing, and we'll ask the Secretary to read the call or Legal Notice of the Public Hearing.

SEC'Y CARTA

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING, DECEMBER 14, 1983, 7:00 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, deKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

- Item 2.1 A Zoning Map proposal to rezone an area of land west of Interstate 91 as a Rural Historic Preservation zone. Several specific alternative areas within the general area will be considered using the Federally designated Highland Historic District as a nucleus. All the areas to be considered for rezoning are now zoned R-1. A Zoning Text change will limit the possible land uses to agriculture, low density residential housing, and adaptive reuse of historical/architecturally significant buildings. The objective of the new zone is the preservation of land areas and buildings because of their unspoiled rural character and/or historic or architectural significance. New lots in the zone will be required to have 200 feet of street frontage and 2 acres of area if City water and sewer is available. If City water and sewer is not available, required street frontage is 400 feet and 4 acres of area. All new development within the new zone will require the granting of a Special Exception by the Planning and Zoning Commission. Copy of maps and text proposal have been filed in the Office of the Town Clerk.

PROPOSED TEXT & MA AMENDMENT RURAL HISTORICAL PRESERVATION ZONE Z83-11

CHM. GIONFRIDDO

OK. They've heard the notice and that notice was printed in the Middletown Press on Dec. 2nd and Dec. 9th. George, since this was a Commission proposal, perhaps you'd like to review it.

DIR. REIF

Say a few words? Yes, I would. OK, before you on the easel we have a our Plan of Development, or at least the land use component of that Plan of Development. And, of that I will say that zoning is one of the tools used to effectuate planning. The Plan of Development is a planning tool that states in words and diagrams a community's goals for its future. One of Middletown's goals is to "Preserve those existing elements that provide the unique character of Middletown." The diagram showing the land use component of the Plan of Development depicts the subject area west of the Interstate Highway I-91 as being environmentally sensitive for a low density residential use. The low density means anywhere from 0-4 dwelling units per acre. Environmentally sensitive areas include wetlands and steep slopes, largely unsuitable for development. Those areas are right here. This is the area we're talking about. The green area shows environmentally sensitive sections and the yellow is low density residential use. The name used for this, the proposed zone, is a Rural Historic Preservation. The name could easily be Rural Residential, and if that name avoids any conflict with the meaning of the term Historic District, we probably should use that term - Rural Residential. The proposal deals with identifying permitted land uses and establishing lot sizes and setbacks and heights, just like all other zones do. Um, I think you've gotten the gist from the Legal Notice about the proposed uses, the lot areas and the lot frontages, and the heights. I don't know if we mentioned the height limitation of two and one half (2½) stories, and the lot coverage and, of course, we mentioned off-street parking. And I want to stress once more before I stop that this is a zone we're talking about. It is not a Historic District. I think we'll

CHM GIONFRIDDO

George, before you stop, for those in the audience who haven't seen what you're proposing, you have given to the Commission three proposals as to the amount of land to be included in this zone, and I'd wish you'd just point it out.

DIR. REIF

OK, All right here's our Zoning Map. The area shown outlined in red is all the area that is currently zoned R-1 on the west side of the Interstate Highway. That's one possible area for your consideration and discussion. We now drop down to the area shown in green. You may not be able to differentiate between the green and the blue. A green area shows the area designated as a Federal Historic District associated with The Highlands.

DIR. REIF (Cont' from page 2)

The blue area includes all that Historic District plus all the lots that are, lot areas that are attached, if you will, to the Historic District. I will now show you another drawing that makes that a little clearer, I hope. This is the outline of the Highlands National Register Historic District, shown here in red. For reasons known best to the people who drew this line, they ignored in many cases property lines. In Zoning you normally do not do that. This print shows again in red the Historic District and the green outline is all the properties that touch the Historic District. That's seen as part of a beginning to discuss this a relatively logical area to think about. The nucleus of it is the Historic District and it then jumps to zoning and includes all the area or the properties that are contiguous or part of that Historic District. So, ( inaudible, tape change )  
... Historic District in the green. See how this property lies? See this property? OK. Their line is cut through it. No relationship to the property line at all. What we've done is outlined all the properties that touch the Historic District. In some cases they go all the way to the city boundary.

CHM. GIONFRIDDO

Do any members of The Commission have any questions of Mr. Reif?

COMM. LEINWAND

Yeah. George, are you just proposing options one, two and three without any recommendations or sense of what would be an appropriate way to start?

DIR. REIF

Yeah, I think probably the best answer is the entire area that's now zoned R-1 west of I-91. That makes the most sense.

COMM. LEINWAND

And you would suggest that that would be designated as a Rural Residential Zone.

DIR. REIF

If there's anybody that doesn't want to get into the argument about a Historic Zone we could certainly call it a Rural Residential Zone. I like the name Historic Preservation Zone, myself.

COMM. LEINWAND

Can you just speak to that, I mean for a planning perspective why you would make that kind of recommendation?

DIR. REIF

Yeah. Because it seems to have uses that are appropriate for that part of Middletown. Not only in our Plan of Development now, but the Plan of Development for from people before we got here, have that area designated as a an area that should be preserved for some of the reasons that I've mentioned. The terrain and the remoteness of it, even though there is an interstate highway there. It seems a logical location that's not currently served by City Water and Sewer even though it's possible to get the Water and Sewer in that location. It's unspoiled in the sense that you don't have a redevelopment program like you do in the

DIR. REIF (Cont' from page 3)  
downtown area. And it's not the only part of Middletown that is not urbanized, but it certainly is one of the outstanding sections that hasn't been urbanized.

CHM. GIONFRIDDO  
Any further questions of George? Commissioner Loffredo?

COMM. LOFFREDO  
In terms of other communities, George, are you aware of other communities that have such zones in the state? Do we have that kind of information at this time?

DIR. REIF  
Well, this is a ... When we started in the early seventies with this type of thing in Middletown, I used to say that we were alone, but by now there are other communities that ... They're publishing books about it now. So, there are other communities that are trying to protect their unique characteristics. As a matter of fact, I thought at one time I invented "an environmentally sensitive," but now it's a common word. So the answer to you is, I can't pin point any particular location but it has reached the point where it's a common topic in planning literature.

COMM. LOFFREDO  
Further question. Could you put it back up there, Proposal #3? I can't see it.

DIR. REIF  
Proposal #3 and the entire area.

COMM. LOFFREDO  
Now on the ...

DIR. REIF  
OK, this is the entire map which is sitting near the interstate highway. And this is the Interstate Trade. This is where Aetna is, uh, orientation point.

COMM. LOFFREDO  
On the map that I have, a small one, it has a gray area over to the left. Is that area land that is of the environmentally sensitive area?

DIR. REIF  
Yeah, let me take a look at that map. Do I have that map here? Yes, I do have that map here. That's all the land that is now zoned R-1. There are other parts of the land that are zoned under them. The Interstate Trade Zone, which is shown here in purple, and the Interstate Office Park Zone. So what you have here, the shaded areas is land currently zoned R-1.

COMM. LOFFREDO  
OK. So all of that which is currently R-1 on that side?

DIR. REIF  
Right.

COMM. LOFFREDO

How much land are we talking acre wise?

DIR. REIF

I must say, we have not worked that out yet. Here's a twenty (20) acre area. I don't really have the figure on it, the number of acres. A lot of acres. Thousands of acres. (multiple speakers)

CHM GIONFRIDDO

Any other questions? Thank you, George. We will now open the hearing to those members of the public who wish to speak in favor of the proposed new zone in Westfield. Just come up and identify yourself.

SEC'Y CARTA

I would say, just to answer that quick look, three to four thousand, maybe more. That's a very rough quick look.

CHM GIONFRIDDO

OK, Gerry.

JERALD HOLM

Mister Chairman, members of The Commission, my name is Jerald Holm, I live at 1618 Country Club Road in Middletown, and I'm secretary of The Westfield Residents for The Rational Development of Middletown, Inc. I'm speaking on behalf of that organization tonight. Though the conclusions I will make later and the comments I make have not been considered and approved by our total membership, they clearly represent those of the Association leadership and all of the many members of the Association with whom I have talked. The proposal that you have before you, as I understand it, is a proposed text of a new code for the Middletown Zoning Code, and three (3) possible areas to which it would be applied. Perhaps, I would assume ... I have a question, and that is I assume that if this text or some text like it were adopted, that at some later time it could be applied to other sections of the town, where appropriate. And I will have some comments about that later. I would suggest something which I realize is very difficult, and that is that there might be some guidelines or suggestions incorporated in the Code for those public hearings in the future which will guide future P and Z Commissions in knowing what is to be included and what is not to be included as allowed changes within such an area. Again, I realize this gets into the area of aesthetics, and perhaps what is appropriate for such historic buildings and near historic buildings, and very difficult. But it would perhaps be useful if something like that could be incorporated. I've already discussed with some people who do not live west of 91, the suggestions, and again, they were concerned about the proposals being various amounts of land, but all west of I-91. They're legitimately concerned about themselves - They're properties being excluded - And I'd suggest you might consider how whatever code you end up with would be applied later perhaps, for example, to Smith Street, to the north end of Main Street or perhaps other historically significant areas, or rural areas, whichever way it goes. It seems those are kind of contradictory.

JERALD HOLM (cont' from page 5)

...or could be contradictory. The question was just asked about what other towns are doing, and I have a - the preparation here - I have a few copies of a Hartford Courant article of a couple of weeks ago on a historic zone in the Town of Windsor, and in fact, the developer is moving historic houses to the area, to one particular area, and reconstructing them in a new development rather than building new houses. I have a few copies. I would like to ask that one be entered into the record as part of my testimony. And there are a few for you to look at tonight if they could be passed around. There are three (3) possible areas of application. The first is equal to the current Highland Historic District, and this is the most restricted area and would have certainly some impact in that it might add further restrictions and further benefit the future development of the area, but would have the least amount of positive benefit. The second includes contiguous lands, as Mr. Reif just explained, and includes a slightly larger area, and I believe includes the Highland Pond, whereas the first did not. That's certainly a natural wildlife area that is very attractive in itself. And the third is everything west of 91, all the residential land west of 91, with the largest area, the most encompassing and the most beneficial to encouraging the kind of development this whole code is aimed at. I'd like to encourage, uh, agree with Mr. Reif, on encouraging that the broadest area be used in applying the code for this case. And also that you consider other areas. And again I'd like to raise the possibility of somehow adding Smith Street and that area where there are again are some historically significant houses and the church and the graveyard as well. Both I and Westfield Residents for the Rational Development of Middletown, are most pleased with the steps being taken in this direction tonight. We want to commend Mr. Reif for his work in preparing it and commend this Commission for its consideration in raising the whole issue in the first place. My neighborhood association has long asked this Commission to shift some of its attention from zoning matters to planning matters and we view this step as a very significant, positive step, in that direction. It takes some additional control back over the kinds of development that could go on in this area by requiring a Public Hearing to receive a Special Exception. It allocates a portion of Middletown to a new and different use that does not currently exist in Middletown, which certainly will benefit the whole City because it opens up new opportunities, new kinds of housing opportunities and attracts new kinds of people to move to Middletown, as well as protect the current residents. Westfield Residents for The Rational Development of Middletown is positively pleased to be positively supportive of the positive actions Mr. Reif and this Commission have taken. I don't know how this Association can be viewed as less than positive in this matter. Thank you. (See P-1)

JAN CUNNINGHAM

Good evening. My name is Jan Cunningham. I'm here tonight as Director of The Greater Middletown Preservation Trust. And I appreciate the opportunity to speak to this problem. Some of my testimony may address some of the concerns that were raised by the gentleman before me, in that it would clarify, I think, some of the things that this zoning ordinance can do and cannot do. And my recommendations. Rural Preservation poses unique problems. Conventional approaches to preserve the historic character of these areas are only partially effective. Because Rural Historic properties are usually separated by open space or modern development, National Register District boundaries are difficult to define, and often result in the exclusion of significant historic buildings. And as an aside, George, I had nothing to do with those boundaries but that happens a lot where they do not follow property lines.

DIR. REIF

Right.

JAN CUNNINGHAM

Rural National Register Districts are generally residential, and the buildings are not eligible for the federal tax incentives that encourage restoration and rehabilitation as they do in more urban settings. Although the people who live in the Highland National Register District are to be congratulated for their successful effort to have this district federally designated, this type of district offers limited protection to the historic resources. Only when development is federally funded would the impact of the project on historic properties have to be considered. And even here there are no guarantees. Only a legal review process is required. Further, a National Register District does not prevent or deter incompatible private development within the district. It does not control new development or prevent the demolition or alteration of historic buildings. Only a state mandated local district can provide this type of direct protection. Through a historic district Commission, citizens who live in a district can provide the controls that are missing in a National Register District. Review and approval of all new construction and additions, alterations or demolition of historic buildings within the district. The proposal being heard tonight to rezone land west of Interstate 91 as a Rural Historic Preservation Zone, and actually I rather like that name George, I think it's clear in what your intent is, does address some of these concerns. There is some additional protection in the requirement for larger lots and the compatible use requirement for new development. Although I would like to see some definition of the term compatible included in the zoning regulation. The proposal would clearly impose new structure on the development in this area, which unrestrained could ultimately destroy its historic rural character. Therefore I believe the proposal merits serious consideration as a method of dealing with the problems of Rural Historic Preservation in Middletown.

JAN CUNNINGHAM (Cont' from page 7)

The initiative demonstrated here by Mr. Reif and the Planning Department addressing these problems is to be commended. I am concerned, however, by some Preservation concerns that are not addressed. Recognizing that all issues cannot necessarily be addressed through a zoning regulation, but I believe some future consideration should be given to preventing the loss of our rural historic buildings through demolition and dismantling. A recent example is The Nathaniel Bacon House, located on industrially zoned land. It could have been saved, on sight, with little impact on the industrial development of the parcel. Other historic buildings are presently located on industrially zoned land, not in the R-1 zone that this regulation deals with. I would recommend the possibility that future developers of industrial land be required to submit proposals which include some constructive plan to save historic buildings on sight. I would also like to call your attention tonight, for a very important issue is going to be coming before the State Legislature next year. With the support of all Historic Preservation groups, Connecticut Preservation Action which is our preservation lobby, will submit to The Legislature a Bill to allow municipalities to have some control over the dismantling and moving of their landmark historic buildings outside their communities. I would hope that Middletown would again take a leadership roll in Historic Preservation as they have already done in other areas and consider adopting appropriate local ordinances when they are mandated by the State. In closing, I would recommend to the citizens in the Highland National Register District and those who live nearby that they also consider a local State mandated historic district. I do not mean to the exclusion of the proposed zoning regulation. The district boundaries can be locally defined and not necessarily the same as the existing National Register District. And this is an important point. The National Register boundaries are defined by federal statute and the restrictions are imposed in that way. Local citizens for a local district can define their own boundaries to suit their own purposes. This final step together with this zoning proposal and the National Register designation would provide all the protection presently afforded under existing regulations. Thank you.

CHM GIONFRIDDO

Anyone else wishing to speak?

RON ORGANEK

My name is Ron Organek I live at 511 Atkins Street. And tonight I guess they've been talking about some historic districts and stuff, but I think tonight this meeting is kind of historic itself because I'm getting up here and Jerry Holm from a residence got up here and haven't opposed anything. We're actually for it. OK? I would like to just voice my opinion in favor of Proposal #3. I think that, a while back we had a person whose a vice-president of a local company get up and talk, and talk in favor of something like this at one time because he stated that they get most of their higher-up people from Boston and when he was hired in this company most of the people would move into Middletown. Now when they get their people they move into Durham or Cromwell or something like that. And, I kind

RON ORGANEK (Cont' from Page 8)

of feel that, you know, if we can get these people moving back into Middletown, it would be a benefit to Middletown in some way. You know, they would be managing companies within the City and actually living withing the City, which would give them more of an interest in things that go on in this City. Thank You. (See P-2)

VIRGINIA RENSCHEN

Virginia Renschen, 227 Atkins Street, Middletown, Connecticut. I really love George Reif tonight. I would like to say that I'm in favor of the Rural Historic Preservation Zone Proposal #3. I am also in favor of the other ones, but I feel that Proposal #3 is very, very important. The first proposal, even though it's very nice, only includes properties which are already within a National Historic District. Then all of us who are within the district appreciate our property as historic, both the buildings and the farms and the land surrounding it. So, I think that even though that's very nice, I would really like to see the third proposal go forward because there are several historic buildings and historic homes west of Highway 91 which are not included in the current National Register District. And the reason is, as Jan Cunningham had said, that they don't like to include a lot of vacant land in these districts. As a for instance, I jotted down some of the historic buildings which are west of I-91 which are not in the district. That is The Samuel Galpin House, 1744, up at the end of Atkins Street. Working your way down, there's the home owned by Catherine Sargis. I don't know the maker on that, but also an Eighteenth Century farm and house. There is the Julius Atkins House, for which Atkins Street was named, built in 1771. There is Bob Stefurah's House, an Eighteenth Century House, I don't know the builder on that one. There is Wilbur Frederick's House on the corner of Preston Avenue and Country Club Road, an Eighteenth Century farm. There is Timberloss Farm, and we all know what danger Timberloss Farm is in, an Eighteenth Century farm on its original sight which is being used as a farm, at this time. There is Mr. Everett's house, which is a house next to Timberloss Farm, which was built in about 1820, and was also used as a farm. Getting back up on Atkins Street, there's the David Wilcox House, 1831, just outside of the National Register District but, there again, could not be included because of too much vacant land in between it. There's Mr. Schieman's farm, The Jeremiah Wilcox house... (tape inaudible)...and all of these places really need to have some type of protection. The people in Middletown west of Highway 91 have been put upon in the last year time after time after time. And it is really sad that we can come down here and try to fight mobile type homes and not have any recourse because it's not against The Code. And I think that this is really a step forward. You are really giving us something that we could really get to like. And I can tell you now, if this Proposal #3 passes, you have a big opportunity here not to see my smiling face for many, many weeks. I will be happy with this. I will go away and leave you alone. I know many of you haven't picked up my Christmas gift yet. This could be it. I cannot tell you how much I am for this proposal. there are a lot of people who wanted to come here tonight but they couldn't because it's getting kind of a real busy time of year.

VIRGINIA RENSCHEN (Cont' from page 9 )  
And so, I would really like to encourage everyone of you to please go for this Proposal #3. We really need something. It's just a little piece there. When you look at it compared to big Middletown, it's only just a little corner there. And this group had spoken in the past about possibly pushing it over to the Meriden border, and there it is, right over there. So, I think that if you could really go for this, you would make a whole lot of people happy. You wouldn't have to sit through these long Public Hearings till 11:00 O'Clock at night. There's so many benefits you just can't imagine. Thank you very much.

CHM GIONFRIDDO

Is there anyone else interested in...

ANNE BICKFORD

Anne Bickford of Country Club Road, and I've been asked by a person who became ill and couldn't come tonight if I could read his letter. This is a letter written by Tom Soyster at 136 Atkins Street. He says, " I want to express my support for the concept of zoning as a means of saving, if you will, a neighborhood comprised of historic homes and an authentically rural setting. Those of us who live in The Highland Historic District are painfully aware of the encroachment of an ever increasing tax base in the form of corporate industrial development. The fact that it is already on our doorstep can neither be denied nor one supposes reversed. The nature of the issue before you then is how to preserve that which has existed since even before the founding of Middletown. Multiple acre zoning will certainly help to prevent further invasion of this district, and indeed all Westfield, by those builders who seek to take advantage of this last undeveloped residential area of our city. Those of us who bought houses and chose Westfield as our home did so precisely because of those characteristics I mentioned. I think we can more easily grasp the Commission's viewpoint about nearby corporate executive parks in that stance which might enable our immediate neighborhood to be dotted by PRD's and inappropriately ticky-tacky houses made possible by windfall purchasers of relatively inexpensive property. It would be tragic to think that like the recently removed historic Bacon House, late of Boardman Lane, or the Alsop House dismantled from Westlake, the residents of Highland Historic District might have to migrate to Greenwich or Farmington to be situated among their own kind. For that reason, I would like to suggest that in adopting proposals such as those before you now, you consider building an exception into the rule. This exception would serve to lure the reconstruction of just such "unwanted historic structures" to our district. Any Preservationist will tell you that a historic structure preserved on its original sight is ultimately the most desirable situation (inaudible)...the best of all possible worlds. However, we of Middletown now know all too well that such cannot always be the case. Both in The Bacon House and The Alsop House, two of Middletown's most historic residential structures became untenable as residential real estate because they were surrounded by insensitive and inappropriate development. I believe that we therefore ought to include in this proposal an incentive to make the location of historic structures

ANNE BICKFORD (Cont' from page 10)

destined otherwise to fall before swerving progress an advantageous undertaking in The Highland Historic District. In this way, such cities as Farmington or Greenwich, which already offer such protections might no longer be the only alternative to living in a historic home surrounded by low cost housing or encroaching industry. We might therefore allow such homes to be built within this area under the present zoning restrictions, as they are entirely within the spirit and the intent of the proposal now before you. The incentive would then be, of course, that once restored, these homes would then enjoy the same protection of the new ordinances that existing properties will."Thank you.

I might add my own comments on this. I do think, I think the proposal is great. I would like to see all of R-1 district included. We've been sort of hoping for this for years. It goes way back to. I remember Milo Wilcox originally proposed a rural agricultural zone when he was City Planner so this has been in the works for a long, long time. And its time has certainly come. In fact, its almost past. If we don't do it now we won't ... (tape change)... This is really. Yet and we've been yearning for this. One was Milo City Planner. By the way , do you remember?

DIR REI

Yes.Back in '54.

ANNE BICKFORD

OK. So that gives you a clue. Thirty years. Thirty years we've been talking about this, and hoping for it and dreaming for it. In that time, I've seen the area. We moved in shortly after the war and it was very depressed at that point. It was sad to see. The old houses were going to wreck and ruin. The result of The Depression and so forth. And it has just completely turned around because we're isolated by natural. I mean the house have all been upgraded in the last thirty (30) years. This has been a general trend to preserve these houses and it's been a natural thing. But, how much longer it can retain this natural momentum without protection, I don't know. I don't think it can. But, this is an interesting concept which I think. I don't know if you have a copy of that Windsor development. There is. Yes, I spotted that in the paper, too. There is this interesting sidelight that maybe there might be an additional thought of some additional incentive. Just as Mr. Soyster's mentioning, that if some person wanted. This is actually the developer who's doing this. He's moving old houses onto property. He's doing this as a project. There might be some way to provide an incentive so that if that was the goal. Perhaps four (4) acres was not required. That if it was a historic development, it might be some way of encouraging someone to think about providing a home for displaced houses, as Tom says, going to Greenwich with them. Anyway, Thank you.

CHM GIONFRIDDO

Thank you.

MITCH HURSCH

My name is Mitch Hursch. And, I'm an architect. And I'm here to talk about Proposal #3 on behalf of my wife, who works with the Preservation Trust of New Haven. And I'm really talking as an outsider right now because my wife and I have recently purchased an Eighteenth Century rural house from a plot of land in New York State. The house was about to be destroyed and we have bought it. It's in fine structural condition. And we are looking for possibilities in Connecticut. We both live and work in Connecticut right now. We have found Middletown to be a desirable place to bring and put this house. However, there's, There is something that's always on ones mind, and that is protecting ones investment. And in looking for a piece of land which is desirable in terms of its neighbors. The proposal that's being talked about tonight is a very important one. Having been in the market for this type of house, I know that there are very many people that are buying these houses. It's almost impossible to find one. The second one comes on the market, it's usually bought up immediately. And the desirability to come to a place in which your investment will be protected as well as a compatible and harmonious relationship with its neighbors. It is probably of the utmost importance and the proposal, I believe it's #3, is one which should be passed. Because, just like Mr. Soyster was saying in his excerpt or speech, that it could really be a place for sort of "unwanted houses", of some historical significance. It would probably benefit the town, historically, as well as that individual family who owns it.

CHM GIONFRIDDO  
OK.

WAYNE REED

My name is Wayne Reed. I live at 1557 Country Club Road in Middletown, and I've lived there since 1943. So I'm not a newcomer to Middletown. When I was a boy there, I used to deliver the Middletown Press. Twenty-one customers all the way from Schiemans to Petrosky's. We've seen some growth in Middletown and Westfield district. The house I'm in is about a hundred years old. It's in just about an acre of land. I think that is much too small a parcel of land for the area we're living in. The neighbors are relatively close. We have houses on either side of us that came in before zoning. I think that the Proposal #3, it is our last chance to really set this land aside and keep it the way it had been in the past. Yes, we want some growth out there. We like the homes. We want to see the continued improvement that we have seen in these nice homes. There's going to be one right across the street from me on a little over an acre of land. So we're not opposed to building. What we do want to see is control. We don't want to see the land barren of all vegetation. There's some very interesting type of plant life out there that should get a chance to grow. The neighbors should get a chance to walk around their lots. So, if we could get this land, and I agree with what some of the other speakers said; There are some historic areas outside of this zoned area right now that should also be considered. We are very positively looking forward to seeing this pass and to see it expanded, not just west of 91, but some of the interesting parts of Middletown. Thank you.

CHM GIONFRIDDO

Is there anyone else interested in speaking to the Commission on this issue? Is there anyone...

SEC'Y CARTA

I have one letter I should read.

CHM GIONFRIDDO

It's addressed to The Chairman, Planning and Zoning Commission, Middletown, Connecticut. Dear Mr. Chairman: I support the three zoning proposals pertaining to the creation of a Rural Historic Preservation zone in the Westfield area of the City to be considered by the Commission on December 14, 1983. I would urge you and the Commission specifically to approve Proposal #3 or, if this is considered potentially prejudicial or deleterious, then to approve Proposal #2. Sincerely yours, Peter Frenz1. (See P-3)  
If there's no one else interested...

GERALD HOLM

Thank you Mr. Chairman. Gerald Holm of Country Club Road. I Just wanted to add a comment after listening to my neighbors, and that is, there've been a number of specific comments made tonight, especially Miss Cunningham's suggestions on the Code, and hers and other comments that were made tonight that I thought were very beneficial and had. I don't know how they could be incorporated, but certainly had benefits that they promised and might be advantageous. And I'd encourage you to consider all of those suggestions, and particularly Miss Cunningham's, and perhaps to suggest that you or Mr. Reif might work with her somehow in refining or editing The Code before it gets adopted to include some of those further restrictions that have been suggested tonight.

CHM GIONFRIDDO

If there's no one else who's interested in speaking in favor of the proposal, is there anyone here who's interested in speaking in opposition to it? If not then we'll close the Public Hearing.

ADJOURNMENT 8:05 P.M.

ADJOURNMENT

Respectfully submitted,

Patricia N. Michnowicz, Transcribing Secretary

Stephen T. Gionfriddo, Chairman  
Planning & Zoning Commission

Received at the meeting of \_\_\_\_\_