

CITY PLAN AND ZONING COMMISSION - ACTING AS THE PLANNING COMMISSION -  
EXECUTIVE SESSION - THURSDAY - DECEMBER 17, 1964 - CITY PLAN OFFICE -  
MUNICIPAL BUILDING - MIDDLETOWN, CONNECTICUT

Present: John J. Higgins, Chairman  
William P. Spear, Vice-Chairman  
Helene B. Warner, Secretary  
Nathan Shapiro  
William Anderson, alternate member, sitting in official capacity  
Carmelo J. Mazzotta, Jr., alternate member, sitting in official capacity  
Robert Steinle, alternate member  
(Chairman Higgins appointed alternate member's Anderson and  
Mazzotta to act in behalf of Commissioner's Passanesi and  
Traverse respectively)

Absent: Mayor Kenneth J. Dooley, member w.v.p.  
Seb J. Passanesi  
I. Robert Traverse

Also

Present: Robert L. Hurney, Corporation Counsel, B. Ralph Gustafsson,  
City Planner, Lawrence Moore, Technical Planning Associates,  
New Haven, Conn., and Edward Opalacz, Tax Assessor, City of  
Middletown.

The meeting was called to order by the Vice-Chairman at approximately  
7:50 P.M.

The following items were discussed and/or acted upon:

1. DISCUSSION PARK AND OPEN SPACE DESIGNATIONS WITH MR. OPALACZ  
AS SHOWN ON GENERAL PLAN: Mr. Opalacz, Tax Assessor for the City of  
Middletown, had requested to appear with the Commission to discuss  
the possible complications by designating certain areas in the City  
of Middletown as open space. He explained that by designating open  
space areas on a General Plan, when such General Plan is adopted by  
the City of Middletown any resident within areas designated for open  
space could then immediately request to the Assessor's Office that his  
assessment of property be based on a 25% of the total assessment value  
instead of 100%. In other words, the City of Middletown would be in a  
position to lose a considerable amount of tax dollars by designating  
specific areas as open space. The Commission agreed that the vast  
areas designated as open space should be re-designated and thus  
eliminate any great tax loss.

2. DISCUSS GENERAL PLAN ELEMENTS WITH MR. MOORE OF TECHNICAL  
PLANNING ASSOCIATES: The Commission then proceeded to discuss elements  
of the General Plan with Mr. Lawrence Moore of Technical Planning  
Associates and more specifically the downtown area as it relates  
to proposed redevelopment projects.

(At 8:10 P.M. Corporation Counsel Hurney arrived)

(At 8:15 P.M. Chairman Higgins arrived)

3. APPROVAL OR DISAPPROVAL OF CONVEYANCE BY THE CITY OF MIDDLETOWN TO THE STATE OF CONNECTICUT ALL RIGHTS, TITLE AND INTEREST OF A DAM SITE, LAKE-BOTTOM LAND AND FLOWAGE RIGHTS IN CONNECTION WITH THE CONSTRUCTION OF A NEW DAM AT CRYSTAL LAKE, AND AN INFORMAL APPROVAL OR DISAPPROVAL OF AN EASEMENT TO THE FISH AND GAME DIVISION FOR THE PURPOSE OF PARKING AND BOAT LAUNCHING IN THE SOUTHERN PORTION OF CRYSTAL LAKE PARK: After presentation by Corporation Counsel Hurney, the Commission, on motion of Commissioner Mazzotta, seconded by Commissioner Shapiro, unanimously approved that all rights, title and interest of a dam site located at Crystal Lake be conveyed to the State of Connecticut by the City of Middletown. On motion of Commissioner Mazzotta, seconded by Commissioner Shapiro, unanimous approval was granted by said Commission for the City of Middletown to convey to the State of Connecticut all right, title and interest of lake-bottom land and flowage rights at said Crystal Lake as it relates to the construction of a new dam. On motion of Commissioner Anderson, seconded by Commissioner Spear, the Commission also granted an informal approval for the City of Middletown to convey an easement to the State of Connecticut namely, the Fish and Game Division, for the purpose of constructing a park and boat launching area in the southern portion of Crystal Lake Park.

(At this time Corporation Counsel Hurney left the session)

4. APPROVAL OR DISAPPROVAL OF THE RELEASE OF A PERFORMANCE BOND FOR SUBDIVISION "HIGHVIEW ACRES - PART II". On motion of Commissioner Anderson, seconded by Commissioner Mazzotta, the Commission unanimously approved the release of a \$6,000 performance bond for subdivision "Highview Acres - Part II".

5. APPROVAL OR DISAPPROVAL OF THE RELEASE OF A PERFORMANCE BOND FOR SUBDIVISION "RIDGEWOOD MANOR" FOR A SECTION KNOWN AS NEJAKO DRIVE: On motion of Commissioner Warner, seconded by Commissioner Mazzotta, the Commission unanimously approved the release of a \$14,500 performance bond for subdivision "Ridgewood Manor". Said bond covered only a section known as Nejako Drive.

6. APPROVAL OR DISAPPROVAL OF MAY 1, 1965 to JUNE 30, 1965 AND JULY 1, 1965 to JUNE 30, 1966 BUDGETS: After due discussion of both budgets the Commission, on motion of Commissioner Mazzotta, seconded by Commissioner Spear, unanimously granted approval for the budget covering May 1, 1965 to June 30, 1965 as prepared, as well as on motion of Commissioner Shapiro, seconded by Commissioner Mazzotta said Commission also approved a budget covering July 1, 1965 to June 30, 1966 as prepared.

(At this time Commissioner Spear left the session)

7. CONTINUED DISCUSSION OF GENERAL PLAN ELEMENTS WITH MR. MOORE OF TECHNICAL PLANNING ASSOCIATES: At this time the Commission further discussed elements and probable amendments to the General Plan with Mr. Lawrence Moore of Technical Planning Associates, New Haven, Conn., and agreed that more time should be set aside for the discussion of the downtown area as well as the Capital Improvement program and that therefore the next meeting be held immediately following the Public Hearing on January 7, 1965.

The meeting adjourned at 10:40 P.M.



Helene B. Warner, Secretary  
City Plan and Zoning Commission