



## City of Middletown

Department of Planning, Conservation & Development

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### PLANNING AND ZONING COMMISSION STAFF COMMENTS *SPECIAL EXCEPTION APPROVAL*

**Application #:** SE-2017-1  
**PROJECT:** 625/631/635 Main Street and 9/19/23 Grand Street  
**DATE:** March 8, 2017

The applicant, Community Health Center, Inc. through their agents, Dowley and Associates, proposes a 31,000 sq. ft. building on Grand Street near Main Street.

**Pursuant to Middletown Zoning Code:**

#### **SECTION 44- SPECIAL EXCEPTIONS**

##### **44.01 PURPOSE-**

The development and execution of a comprehensive Zoning Code are based upon the division of the City into zones, with which the use of land and structures and the bulk and location of structures in relation to the land are substantially uniform. It is recognized, however, that there are certain uses and features which, because of their unique characteristics, cannot be distinctly classified or regulated in a particular zone or zones, without consideration in each case of the impact of such uses and features upon neighboring uses and the surrounding area compared with the public need for them in particular locations. Such uses and features are, therefore, treated as Special Exceptions.

**44.04 FINDINGS-** A Special Exception may be granted when the Commission makes findings on:

- **44.04.01 COMPLIANCE WITH CITY PLAN-** The proposed use is consonant of the Plan of Development for physical development of the City, as embodied in the Zoning Code and in any Master Plan or portion thereof adopted by the Commission; and
- **44.04.02 ADVERSE EFFECTS-** The Proposed use will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the use or development of adjacent properties or the general neighborhood; and
- **44.04.03 VISIBILITY AND ACCESSIBILITY-** The proposed use will not preempt frontage on a major highway in such a manner so as to substantially reduce the visibility and accessibility of an interior commercial area zoned or proposed for commercial use which is oriented to the same highway; and
- **44.04.04 TRAFFIC MOVEMENT-** The proposed use will not impair the movement of through traffic along the adjoining thoroughfare through congestion and reduction of street capacities or through storage or back up of vehicles in the public right-of-way while awaiting service on the subject site; and
- **44.04.05 ORDERLY DEVELOPMENT-** The proposed use will not result in a fragmentation of the development pattern, thereby creating unnecessary additional points

of vehicular conflict with the adjoining highway and adversely affecting the orderly development of surrounding neighborhoods; and

- 44.04.06 PROPERTY VALUES AND CHARACTER- The proposed use will not tend to depreciate property values and the character and extent of development of adjoining properties; and
- 44.04.07 PARKING AND LOADING- The proposed use will provide off-street parking and loading facilities in accordance with Section 40 of the Zoning Code; and
- 44.04.08 COMPLIANCE WITH STANDARDS- The proposed use will meet all the standards set forth herein and set forth in Section 44.08 of the Zoning Code for the type of Special Exception being requested.

**STAFF COMMENTS:**

Wetlands - no permit required

Staff comments – pending receipt of all inter-departmental comments (see below)

**DEPARTMENT COMMENTS:**

- Fire Department – No objection
- Police (Traffic Division) – no concerns
- Water and Sewer Department – Approved with conditions, see packet.
- Health – approved as presented (public water & sewer)
- Design Review – relocate transformer and add two (2) trees to parking lot
- Public Works Department (Engineering Division) – comments have not yet been received