

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting January 12, 1972

Approved the proposed Middletown Water Pollution Abatement facility, located off River Road, submitted by the Water and Sewer Department.

EDWARD F. BUTTON, CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting January 26, 1972.

1. Adopted amended zoning regulations concerning Natural Resources Extraction which have been filed in the Office of the Town Clerk. The date set for the new regulations to become effective is February 1, 1972.
2. Approved application by Calosso's Used Auto Parts, located on Saybrook Road, to expand the non-conforming use by building a garage in which to store operable vehicles.
3. Approved the preliminary plan of a four lot subdivision on Millbrook Road proposed by Salvatore DeBari.
4. Approved the site plan for the expansion of the Meadowbrook Convalescent Home on Washington Street.
5. Approved the application for a special exception by the Young Parents Assistance Program, to establish a day nursery in the Y.M.C.A. building.
6. Made an affirmative report to the Common Council concerning the proposal to sell City owned land, on Mill Street, to Wesleyan University.

EDWARD F. BUTTON, CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

PURCHASE ORDER
19744

Above legal notice to
appear once in the
Middletown Press, Satur-
day, January 29, 1972.

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting February 9, 1972.

Elected Commission officers as follows:

Ralph Shaw, 2nd, Chairman
Robert F. Chamberlain, Vice-Chairman
David Mylchreest, Secretary

RALPH SHAW, 2nd, CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

Purchase Order
#19744

Above legal ad to
appear in the Middletown
Press ONCE:

1 time only February 11, 1972

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting February 23, 1972

1. Approved preliminary site plan for the developing of four (4) mini-neighborhoods in the Wesleyan Hills, Blue Area.
2. Tabled application of the Greater Middletown Community Corporation's proposal for a Planned Residential Development between Randolph Road and Sand Hill Road bordering Route 9.

RALPH SHAW, CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

P.O. # 19744

Legal notice to appear in
Middletown Press once only
Saturday, February 26, 1972.

NOTICE OF DECISIONS BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting March 8, 1972.

1. Approved site plan for an office addition to an existing building in an I-1 Zone, by H.E. Butler Constr. Co., 172 Johnson St.
2. Agreed to accept a modified application for an expansion of a non-conforming use by Crele Constr. Co. on Saybrook Rd. at Shunpike Rd., at a public hearing to be held March 22, 1972.
3. GMCC-PRD, Randolph Rd. and Sand Hill Rd. bordering Route 9, was discussed and tabled.
4. Site plan review for North Hills, PRD, owner Alex Rosenberg, Congdon St, Cynthia Land and Newfield St. was continued tabled.

RALPH SHAW II, CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

P.O. # 19744

Above legal notice to
appear in the Middletown
Press ONCE:
Sat. March 11, 1972

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting March 22, 1972.

1. Approved, provided all State and Federal approvals are obtained, the site plan of the Portland Riverside Marina as it concerns the repair and reconstruction of an existing dock, located on the Connecticut River, owned by Kenneth L. Gouin and Harold H. Orzech.
 2. Approved the site plan, with minor modifications, North Hills Planned Residential Development, owner Alex Rosenberg, located south of the new High School site.
 3. Denied the application for a Planned Residential Development to have been located off Sand Hill Road and Randolph Road by the Greater Middletown Community Corporation due to technical information received concerning the drainage and soil problems of the site.
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RALPH SHAW II, CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

PURCHASE ORDER
19744

Above legal ad to appear
in the Middletown Press
ONCE.

March 29, 1972

1

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting April 12, 1972.

1. A proposed subdivision of land into three residential building lots located on the west side of Millbrook Road at Johnson Lane Road by owners Lewis B. and Janet B. Daniels was withdrawn. To be resubmitted later.
2. A proposed subdivision of land into twelve (12) residential building lots located on the west side of Margarite Road at Prout Hill Road, by owner Mario DeMelis was recessed until next regular hearing date.
3. Adopted following text amendments to Zoning Code with effective date of April 24, 1972.
 - (a) SECTION 40 Off-Street Parking. Item 40.04.10 concerning parking for Elderly or Physically Handicapped Persons. ADD statement that: "For the purpose of off-street parking requirements this category shall apply only to governmental projects such as those that are developed by the Housing Authority or similar agencies."
 - (b) SECTION 60 Residential Zones. Item 60.02.05 concerning permitted locations, if granted a Special Exception, for golf courses, country clubs, private clubs, service organizations, including community building and similar recreational uses privately owned and/or operated. ADD R-3 and R-4 Zones.
 - (c) SECTION 44 Special Exceptions. ADD an item numbered 44.07.01 and titled; Termination of Granted Special Exception Use, with text, "In the event a special exception land-use is terminated and a proposed new use is not a 'use by right', as currently zoned, application may be made to the Commission for approval of a substitute use for the facility.

In its evaluation the Commission may hold a public hearing and shall consider the similarity of the proposed new use to the terminated special exception use."
 - (d) SECTION 21 Restricted Residence Zone. Item 21.03 as it concerns lot area and width. ADD "The requirements for lots with neither water and/or sewer facilities shall apply to all zones which permit detached single family dwellings." And further, "The requirements for lots without public sewer or water facilities for 200 feet of width may be modified by the Commission if: (a) only one residential building lot is proposed, (b) the lot area is one acre or more, (c) the lot is the final lot that could be established from a larger parcel, and (d) any other lots established from the parcel met or will meet frontage requirements."

PURCHASE ORDER
20501

Above legal ad to appear in the Middletown
Press ONCE:

1 time on Saturday April 15, 1972

4. Made favorable report to Common Council on proposed sale of I-91 parcel seven (7 A) and seven (7 B) to Middletown Industrial Development Corporation.
5. Tabled site plans for modification for two proposed land-uses on I-91 parcel seven (7). Owners (a) Bailey's Express, (b) Tidy Rubbish Removal.
6. Made favorable report to Common Council on exchange of land between City and I. & E. Lee at Chamberlain Road.
7. Tabled site plan for proposed retail facility at 50 Washington Street. Owner Mary Wemett.
8. Approved site plan for addition to Jarvis Power Tool Inc. at Laurel Grove Road.

RALPH SHAW II, CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

PURCHASE ORDER
20501

Above legal ad to appear in the Middletown
Press ONCE:

1 time on Saturday April 15, 1972

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting April 26, 1972.

1. Adopted text amendment to zoning code and subdivision regulations concerning references to time sequences as heard at public hearing of April 12, 1972. With effective date of May 1, 1972.
2. Tabled proposed text amendment to zoning code concerning off-street parking for retail uses in C.B.D.
3. Disapproved site plan for Bailey's Express in I-91 Industrial Area.
4. Approved application to expand a residential use in I-91 Industrial Area owned by E. Phillips.
5. Approved sale of City owned land associated with Rt.72 relocation.
6. Approved site plan for Bull Metal Products expansion.
7. Gave conceptual approval to site plan for Westlake P.R.D. II Project 4, The Farms.
8. Approved establishment of residential building lot off Round Hill Road Ext. owned by W. Walker if soil found acceptable to Health Dept.

RALPH SHAW II, CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

PURCHASE ORDER
#20501

Above legal ad to
appear in the
Middletown Press
ONCE Saturday, April 29,
1972.

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting May 10, 1972.

1. Approved site plan for retail facility located at 50 Washington Street. Owner Mary Wemett.
2. Approved site plan for an addition to the structure of Economy Building Finish Co., South Main Street with the stipulation that current use of a septic tank be abandoned by connecting to the City sewer system.
3. Tabled site plan for the proposed relocation of an electrical repair service to Highland Avenue by owner Gustave Ludwig.
4. Tabled proposed text amendment to Zoning Code concerning off-street parking for retail uses in C.B.D.
5. Denied application to establish a residential building lot with less than 200 ft. frontage from a parcel of land owned by Robert and Elizabeth Michalke off Atkins Street. Parcel does not have City water or sewer facilities.
6. Tabled application to establish a residential building lot with less than 200 ft. frontage from a parcel of land owned by Raymond R. Burchard off Bartholomew Road. Parcel does not have City water or sewer facilities.

RALPH SHAW, CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

Purchase Order
#21119

Above legal ad to appear
in the Middletown Press
ONCE Tuesday May 16, 1972

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING
MIDDLETOWN, CONNECTICUT, at its meeting May 24, 1972.

1. Approved site plan for the Bailey's Express in the I-91 industrial area, meeting all requirements in accordance with agreements as presented.
2. Approved Preliminary Subdivision Plan "The Farms", Project 4, of Westlake PRD II.
3. Denied application for expansion of a non-conforming use by Crele Construction Co., on Saybrook Road and Shunpike Road.
4. Tabled Miner Brook Sanitary Sewer System for addition information.
5. Tabled proposed site plan for the Middletown Shopping Plaza addition on Washington St. (Route 66).
6. Approved site plan for the proposed relocation of an electrical repair service on Highland Avenue, owner Gustave Ludwig, with minor modifications.
7. Tabled proposed text amendment to Zoning Code concerning off-street parking for retail uses in C.B.D.
8. Tabled proposed Commission By-Laws for further discussion.

RALPH SHAW, CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

P.O. #21119

The above legal notice to
appear in the Middletown
Press ONCE.

Saturday June 3, 1972

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING
MIDDLETOWN, CONNECTICUT, at its meeting June 14, 1972.

1. Final approval given for subdivision map of the Blue Spruce mini-neighborhood located in the Blue Area of Wesleyan Hills PRD.
2. Approved site plan for the Middletown Shopping Plaza, located on the east side of Washington Street.
3. Approved a building lot created from land owned by Mr. & Mrs. Walter Manthay, located on Miner Street (Falls Road) as part of a subdivision.
4. Approved site plan for an addition to building #10, for Raymond Engineering, located on Smith Street.

RALPH SHAW, CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

RECEIVED
1972 JUN 15 AM 11:46
TOWN CLERK
MIDDLETOWN, CONN.
[Signature]

note: *Decisions will
made for July 26, 1972.*

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting July 12, 1972.

1. Approved special exception application, with various stipulations, by William L. and Phyllis R. Madden for a day nursery in their residence to be located on Country Club Road.
2. Approved, with site modifications, the addition to McDonalds Restaurant on South Main Street.
3. Required new site plan for Crele Construction Co. project on Saybrook Road.
4. Interpreted the zoning code to permit use of the required buffer area for a vehicular drive and parking space with specific reference to S. Moncada property located on the west side of Highland Avenue.

RALPH SHAW, CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

P.O. # 22181

Above legal ad to appear in
the Middletown Press ONCE.

Saturday July 15, 1972

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING, MIDDLETOWN, CONNECTICUT, at its meeting August 23, 1972.

1. Approved site plan for Madden's Day Care and Nursery on Country Club Road.
2. Approved site plan for the Crele Construction Co. located on Saybrook Road with the stipulation that a split rail fence, 175ft. long, be constructed to limit access from Saybrook Road.
3. Approved Zoning Code and Subdivision text amendments: ADD in the Zoning Code Section 12, Supplementary Provisions, as Item 12.12, and in the Subdivision Regulations, C Requirement, as Item 20C. "Pedestrian Walks-Sidewalks, or other Commission approved system of pedestrian walks, are required for all development involving new streets and for development associated with existing streets within one mile of an existing school or officially designated future school site. Mile measurement to be along most direct street to school site." Effective date September 1, 1972.
4. Tabled application for a special exception land use for a Day Nursery and Kindergarten facility to be an "Early Learning Center" operated by the Sisters of Our Lady of the Garden off Round Hill Road, pending further information from the Public Works Dept. concerning drainage problems.
5. Tabled an application for a subdivision of land by GMCC, into eleven (11) residential building lots on the north side of Randolph Road west of Route 9.
6. Denied application for proposed special exception for a neighborhood store in an R-1 Zone, by Mrs. Helen LaPeirre, of Tollgate Road.
7. Approved subdivision of four (4) lots on Snipes Terrace, owner Frank Snipes.

RALPH SHAW, CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting September 13, 1972.

1. Approved application to establish a residential building lot with less than 200' frontage owned by Edward L. Baldwin, located off Arbutus Street.
2. Approved Special Exception application, with various stipulations, by the Sisters of our Lady of the Garden for a day nursery and kindergarten located off Round Hill Road.
3. Tabled application for a subdivision on land, by GMCC, of eleven (11) residential building lots on the north side of Randolph Road west of Route 9.
4. Approved site plan for Marselli Tool Co., located on St. John Street, to rebuild a small storage shed.
5. Approved final subdivision plan with six (6) lots on the north side of Saw Mill Road. Steel Korb owner.
6. The Commission, in its report, to the Common Council concurs with the proposal to demolish the County Lane Police Building and the former Coleman Home but recommends the old Dunklee House on Newfield Street NOT be demolished because of its designation by the Connecticut Historical Commission as architectually significant.

RALPH SHAW, CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

p(# 22181 the above legal ad to appear
in the Middletown Press ONCE.
Saturday, September 16, 1972

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting September 27, 1972.

1. Approved site plan for an addition to a building located off Mile Lane for Coleman Bros. Shows, owner Robert Coleman.
2. Approved application for the development of land as a subdivision by S & P Realty Corp., with nineteen (19) residential building lots located on the south side of Butternut Street known as Edgewood Acres.
3. Final approval given for subdivision map of the Blue Grass mini-neighborhood located in the Blue Area of Wesleyan Hills.
4. Approved schematic concept of the Yellow-Birch mini-neighborhood to be located in the Yellow Area of Wesleyan Hills.
5. Adopted text amendment to the Zoning Code as it applies to the Planned Residential Development Regulations with effective date of October 2, 1972. Complete text is filed in Office of Town Clerk. Briefly the P.R.D. Regulations are relocated in the Code to Section 44 with other special exceptions, also projects already underway or applied for are not effected by the amendment.

RALPH SHAW, CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

P. (#22181

Above legal ad to appear in the
Middletown Press ONCE.

ONCE on Saturday, Sept. 30, 1972.

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting October 11, 1972

1. Approved site plan for the Arthur Treacher's Fish and Chips food facility to be located on Washington Street, in a B-2 Zone.
2. Approved the relocation of Blue Road at the south end of the Blue Area in Wesleyan Hills.
3. Tabled application for proposed three (3) lot subdivision of property owned by Leona B. Stolba, on the east side of Bartholomew Road, located in an R-1 Zone.
4. Approved Commission's ByLaws with modifications.
5. Rejected the site plans for the proposed Wesleyan Library.
6. Rejected the proposed revision of the Middletown Plaza Shopping Center.
7. Scheduled, a public hearing for a proposal to use a residence on the corner of Saybrook Road and Denison Road as a half-way house for rehabilitated drug addicts.
8. Requested a recommendation by the Environmental Review Team of the Soil Conservation Service concerning the developmental proposal by (a) Barnett Development Corporation for a Planned Residential Development and (b) Greater Middletown Community Corporation for a subdivision. Both projects would be located in the vicinity of Randolph Road, Route 9, Lee Street and Sand Hill Road.

RALPH SHAW, CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

P.O. # 22181 Above legal ad to appear in the
Middletown Press ONCE.

1 time Saturday October 14, 1972

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting October 25, 1972

1. Denied rezoning request by Carabetta Enterprises, Inc. for 108 acres located west of Newfield St., at Tuttle Road, owned by Michael Kane Brick Co.
2. Denied rezoning request by Salvatore Adorno for a triangular piece of land, less than an acre, located at Saybrook Road, Reservoir Road and Coe Avenue.
3. Approved a three (3) lot subdivision of land owned by Leona B. Stolba, on the east side of Bartholomew Road.
4. Approved preliminary subdivision plan, three (3) lots, for land of Lewis B. and Janet B. Daniels located on west side of Millbrook Road at Johnson Lane Road. Final approval pending reports by Municipal Departments.
5. Tabled site plan for the proposed relocation of the South End Grill to the northwest corner of East Main Street and West Silver Street by Clarence Riley.
6. Approved preliminary plan of subdivision for the Yellow-Birch mini-neighborhood in Wesleyan Hills, PRD I, with minor modifications.
7. Voted to hold a public hearing for plan review of Cedar Village, PRD IV, located off Chauncey Road. Date of hearing to be set later.

RALPH SHAW, II, CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting November 8, 1972.

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1. Denied site plan approval for the proposed relocation of the South End Grill to the northwest corner of East Main and West Silver Streets because of inadequate off-street parking.
 2. Approved site plan set back as revised for the Wesleyan Library. Additional drawings to be submitted.
 3. Approved use of property located at the corner of Washington and Baldwin Streets for Connection, Inc. Site plan to be modified.

RALPH SHAW, II; CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting December 27, 1972.

1. Final approval for Blue Bell, 3rd neighborhood in Blue Area of Wesleyan Hills.
2. Approved site plan for Motor Vehicle Office, to be located on Washington Street at West Street.
3. Interpreted inquiry concerning reactivation of slaughtering at the Meadow Meat Packing plant, River Road, as constituting a non-permitted change of use.

RALPH SHAW, II, CHAIRMAN
COMMISSION ON THE CITY PLAN
AND ZONING

() #22181 Above legal ad to appear in
the MIDDLETOWN PRESS ONCE.

Tuesday January 9, 1973