

THE MIDDLETOWN COMMISSION ON THE CITY PLAN AND ZONING, WILL HOLD A PUBLIC HEARING ON JANUARY 12, 1972, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to receive and consider:

1. Application for proposed subdivision by Salvatore DeBari, on Millbrook Road.
2. Site Plan Review for Meadowbrook Conv. Home addition, located on Washington Street.
3. Application for proposed Special Exception for a Day Nursery to be located in the Y.M.C.A. by Young Parents Association Agency.
4. Review of the proposed Middletown Water Pollution Abatement facility, located off River Road, submitted by the Water & Sewer Department.

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

Purchase Order  
#19744

Above legal notice to appear  
in the Middletown Press  
TWO TIMES  
1 time on Wed. Dec. 29, 1971  
1 time on Sat. Jan. 8, 1972

LEGAL NOTICE

THE MIDDLETOWN COMMISSION ON THE CITY PLAN AND ZONING WILL HOLD A PUBLIC HEARING ON FEBRUARY 9, 1972, STARTING AT 8:00 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, TO RECEIVE AND CONSIDER:

1. Application from The Greater Middletown Community Corporation for a Special Exception to permit establishment of a residential development on a parcel of land, approximately 15.5 acres in area, located west of Route 9 between Sand Hill Road on the north and Randolph Road on the south. The proposal envisions sixty-two dwelling units (none more than two floors plus basement in height) including some individual units and some attached units.

A copy of the proposal is filed in the office of the Commission.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD

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

LEGAL NOTICE

THE MIDDLETOWN COMMISSION ON THE CITY PLAN AND ZONING WILL HOLD A PUBLIC HEARING ON MARCH 22, 1972, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, TO CONSIDER:

1. Application by Crele Construction Corporation, for change of non-conforming land-use to permit construction of an additional building for storage and repair of construction equipment. This is a modification of a previous application heard at a public hearing held August 11, 1971.
2. Zoning Code text amendments as follows:
  - (a) SECTION 40 Off Street Parking. Item 40.04.04 concerning parking for commercial establishments devoted to retail sales, trade, merchandising or similar use. DELETE statement, "This requirement shall not apply to the Central Business District Commercial Zone."
  - (b) 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."
  - (c) 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.
  - (d) 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."

- (e) 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 for the parcel met or will meet frontage requirements."

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

P.O. #20688

Above legal ad to appear in the  
Middletown Press TWO T FS:  
Sat. March 11, 1972  
Sat. March 18, 1972

office

LEGAL NOTICE

THE MIDDLETOWN COMMISSION ON THE CITY PLAN AND ZONING WILL HOLD A PUBLIC HEARING ON APRIL 12, 1972, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider:

1. A proposed subdivision of land into three residential building lots located on the west side of Millbrook Road at Johnson Lane Road. Owners Lewis B. and Janet B. Daniels.
2. A proposed subdivision of land into twelve (12) residential building lots located on the west side of Margarite Road at Prout Hill Road. Owner Mario DeMelis.
3. Zoning Code text amendment to Section 40, Off-street Parking. Item 40.04.04 concerning parking for commercial establishments devoted to retail sales, trade, merchandising or similar use. DELETE statement, "This requirement shall not apply to the Central Business District Commercial Zone."
4. Zoning Code and Subdivision Regulations text amendments. DELETE all existing references to time sequences for applications, notices, hearings and decisions. ADD in the Zoning Code as Item 10.10 of Section 10, General Provisions, and in the Subdivision Regulations as Section 1 of A—Procedural Matters, "All applications, notices, hearings, and decisions shall be dealt with in accordance with the General Statutes."

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD.

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

LEGAL NOTICE

THE MIDDLETOWN COMMISSION ON THE CITY PLAN AND ZONING WILL HOLD A PUBLIC HEARING ON JUNE 14, 1972, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider:

1. 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. This item was recessed at Public Hearing April 12, 1972.
2. A proposed subdivision of land into six (6) residential building lots located on Saw Mill Road by owners Steele and Sally Korb.
3. Application for proposed Special Exception for a club in a R-3 Zone, by the Polish National Home, on Warwick Street.
4. Application for proposed Special Exception for a Day Nursery-Residence to be located on Country Club Road by William L. & Phyllis R. Madden.
5. Application for a proposed Planned Residential Development by Barnett Development Co., of approx. 20 acres, located south of Sand Hill Road.
6. Application to establish a residential building lot with less than 200' frontage from a parcel of land owned by Raymond R. Burchard off Bartholomew Road. Parcel does not have City water or sewer facilities.
7. Application request for change of zone located on Saybrook Road a R-1 Zone to I-1 (Service Industrial) by property owners, adjacent to Saybrook Road are as follow: Primo Calosso, Crele Construction Corp., Virginia B. Daniels, William V. and/or Helen D. Gautieri, Dino and Delia Gherlone, Tessie M. Levitsky, Irene McGrath, individually, and as guardian for Lawrence McGrath, John A. and/or Mary A. Schukoske and Charles F. and Beatrice M. Smith.
8. Application requesting change of zone of the former Mattes Plumbing Co. land on Mill St. an R-3 Zone to I-1.
9. Application requesting change of zone of premises located on the northerly corner of South Main Street and Warwick Street located in an R-3 Zone to B-2 Zone (Commercial) by George E. Cameron.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD.

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

PURCHASE ORDER  
#21119

Above legal ad to appear in the  
MIDDLETOWN PRESS 1 TIMES:  
Once on Sat. June 3, 1972.  
June 10, 1972.

LEGAL NOTICE

The Middletown Commission on the City Plan and Zoning will hold a public hearing on July 26, 1972, starting at 7:30 p.m. in the Council Chambers, Municipal Building, DeKoven Drive, Middletown, Connecticut, to consider:

1. An 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.
2. An application for a subdivision of land into eleven(11) residential building lots located on the north side of Randolph Road west of Route 9.

Any and all persons interested may appear and be heard.

Ralph Shaw II, Chairman  
Commission on the City Plan  
and Zoning

Purchase Order  
#22181

Above legal notice to  
appear in the Middletown  
Press TWO TIMES:

Saturday, July 15, 1972

and

Saturday, July 22, 1972

LEGAL NOTICE

THE MIDDLETOWN COMMISSION ON THE CITY PLAN AND ZONING WILL HOLD A PUBLIC HEARING ON AUGUST 9, 1972, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider:

1. Application for proposed Special Exception for a neighborhood store in an R-1 Zone, by Mrs. Helen La Peirre, of Toll Gate Road.
2. Application to establish a residential building lot with less than 200' frontage from a parcel of land owned by Harry A. and Gloria V. Smith, located off Ballfall Road. Water and sewer facilities are not available.
3. Zoning Code and Subdivision Regulations text amendments. ADD in the Zoning Code Section 12, Item 12.12, Supplementary Provisions, and in the Subdivision Regulations as Section 19C, Requirements, "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 the existing school or officially designated future school site. Mile measurement to be along most direct street to site."
4. An application for a special exception land use for a day nursery and kindergarten facility to be an "Early Learning Center" operated by the Sister of Our Lady of the Garden off Round Hill Road.
5. An application for a subdivision of land into eleven (11) residential building lots located on the north side of Randolph Road west of Route 9.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD.

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

Q. #22181 Above legal ad to appear in the  
Middletown Press TWO TIMES:

1 time Saturday July 29, 1972.  
1 time Saturday August 5, 1972.

LEGAL NOTICE

THE MIDDLETOWN COMMISSION ON THE CITY PLAN AND ZONING WILL HOLD A PUBLIC HEARING ON SEPTEMBER 13, 1972, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider:

1. Application to establish a residential building lot with less than 200' frontage from a parcel of land owned by Edward L. Baldwin, located off Arbutus Street. Water and sewer facilities are not available.
2. Application from S. & P. Realty, to establish a Planned Residential Development on a parcel of land, located on the south side of Butternut Street, known as Edgewood Acres.
3. Proposed text amendment to the Zoning Code as follows:

SECTION 60.02, titled SPECIAL EXCEPTION USES, add as item 60.02.15 Planned Residential Development in R-1 zones.

SECTION 45, titled PLANNED RESIDENTIAL DEVELOPMENT DELETE entire section.

SECTION 44, titled SPECIAL EXCEPTIONS, add in subsection 44.08, titled Standards for Special Exceptions as item

44.08.22 Planned Residential Development.

A General Statutes Reference

Pursuant to the General Statutes of Connecticut, Chapter 124 and subject to the regulations, standards and conditions set forth herein Planned Residential Development shall be a permitted land use if granted a Special Exception.

B Objective

As an alternative to the development of land for residential uses following strict adherence to basic provisions of this Code an entrepreneur may voluntarily elect to undertake a Planned Residential Development. The objective of making such development possible is to encourage better site planning than would normally occur by the lot by lot method including the preservation of open space and the natural surface drainage system of an area all as related to the plan of development.

C Standards and Conditions

The essential requirements and conditions for a P.R.D. incl

1. Basic zoning of the proposed area shall be R-1.
2. A minimum development area of ten (10) acres.
3. Availability of municipal water and sewage systems.
4. Installation of all service utilities underground.
5. Development may include a single type or a variety of residential types including single-family detached, town houses or garden apartment none of which shall be more than  $3\frac{1}{2}$  stories in height.
6. Dwelling ownership may be individual, condominium, cooperative or municipal.
7. Non-residential land-uses permitted in the basic zone, either as an outright use or as a special exception use may be proposed in the application. Land used for non-residential purposes shall not be included in the gross acreage used to calculate the permitted number of dwelling units.
8. Density (dwelling units per acre) shall be determined by dividing the gross project area less any area for non-residential uses by the lot area required for a single-family dwelling unit in the basic zone.
9. Lot sizes and frontage requirements of the basic zone may be reduced to not less than one-half ( $\frac{1}{2}$ ). Yard requirements may be reduced except that no part of any building shall be less than five (5) feet from a property line and there shall be not less than fifteen (15) feet between any structures.
10. Preservation and designation of not less than twenty-five percent (25%) of the total area as open space.
11. Major natural surface drainage channels shall be preserved as part of the required open space. Developed areas shall be served by storm sewers and gutters. All surfaces shall be treated to prevent the erosion of soil.
12. Preservation of all open space must be guaranteed by legal documents filed in the City's land records. Ownership may be by private corporation, association or, if acceptable to the City's governing body, by dedication to the City as municipally owned land.
13. Environmental Responsibility provisions of this Code shall be complied with.
14. Perimeter buffer shall be designed to screen the project area from contiguous land. No structure shall be less than fifty (50) feet from a perimeter property line.
15. Streets shall comply with Subdivision Regulations.
16. Off-street parking spaces not less than required by Section 40 of this Code.

17. Pedestrian walks shall interlink all dwelling units so that open space and other features of the development can be reached by residents without pedestrians sharing streets with vehicles. Pedestrian and vehicular grade separation shall be provided for walks crossing any street that carry traffic through the Planned Residential Development.
18. Areas of visual and acoustical privacy shall be created for each dwelling unit.
19. Swimming pools shall comply with Section 47 of this Code.
20. A development phasing program for the entire project.

D Procedure

1. Application for a Planned Residential Development proposal shall follow the requirements for special exceptions modified as follows. Twenty (20) complete copies of a proposal shall be submitted to the Commission office containing text and graphic information all fastened in 8 1/2" X 11" binders. This document shall constitute a complete proposal which demonstrates compliance with all Code requirements at least at a conceptual or schematic level.
2. The application fee for a Planned Residential Development proposal shall be one hundred dollars (\$100.).
3. If special exception approval is granted it shall constitute tentative approval and final approval may be obtained by submitting all or sections of the development for site plan and subdivision review following procedures specified elsewhere in this Code and the Subdivision Regulations.

E. Status of presently approved P.R.D.'s and applications filed.

Where the requirements of this amendment are more restrictive than Section 45 the amendment shall not apply to those P.R.D.'s for which Commission approval has been granted or for which an application for approval has been filed prior to the placing of this amendment on public record.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD.

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

THE MIDDLETOWN COMMISSION ON THE CITY PLAN AND ZONING WILL HOLD A PUBLIC HEARING ON OCTOBER 11, 1972, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider:

1. Application to amend the Zoning Map by Carabetta Enterprises, Inc. Parcel of 108 acres located west of Newfield Street at Tuttle Road owned by Michael Kane Brick Co. Present zoning is I-2 (Restricted Industrial). Proposal is to rezone to R-3 (General Residence).
2. Application to amend the Zoning Map by Salvatore Adorno. A triangular piece of land, less than one acre, located at Saybrook Road, Reservoir Road and Coe Avenue. Present zoning is R-1 (Restricted Residence). Proposal is to rezone to B-2 (General Business). Property at present is owned by Marion A. Carta.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD.

RALPH SHAW, CHAIRMAN  
COMMISSION ON THE CITY PLAN  
AND ZONING

P. O. #22181

Above legal ad to appear in the  
Middletown Press TWICE

Once on Saturday, September 30, &  
Once on Saturday, October 7, 1972

LEGAL NOTICE

THE MIDDLETOWN COMMISSION ON THE CITY PLAN AND ZONING WILL HOLD A PUBLIC HEARING ON OCTOBER 25, 1972, STARTING AT 7:30 P.M., AT BIELFIELD SCHOOL, 70 MAYNARD STREET, MIDDLETOWN, CONNECTICUT, to consider:

1. Application for a proposed special exception to establish a half-way house for rehabilitated drug addicts at the juncture of Saybrook Road, Bow Lane and Denison Road, by Connection, Inc.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD.

RALPH SHAW, CHAIRMAN  
COMMISSION ON THE CITY PLAN  
AND ZONING

P.O. # 22181 Above Legal Ad to appear in the  
Middletown Press TWO TIMES

1 time Saturday October 14, 1972  
1 time Saturday October 21, 1972.