

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting January 24, 1973.

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1. Approved of sale of City owned land in the I-91 Industrial Area to Middletown Industrial Development Corporation.

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

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MIDDLETOWN, CONN.

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting February 14, 1973.

1. Elected Commission officers to serve until February 1974 as follows: Chairman, Ralph M. Shaw II; Vice-Chairman, Robert Chamberlain; Secretary, David B. Mylchreest.
2. Approved concept change for a 1968 Skytop Apartment project in which a four lot subdivision layout is voided and replaced by a single building lot which will be processed as a site plan review in accordance with the Zoning Code. Number of permitted dwelling units to be reduced from 104 to 81.
3. Approved proposal, by Butler/Petrosky, to remove gravel and then reclaim an area of 17 acres off Country Club Road. Approval becomes effective upon acceptance of a performance bond as stipulated in the Zoning Code.
4. Approved concept of Fieldbrook, P.R.D. V, proposed by Barnett Development Corporation to be located off Sharon Road with the stipulation that recommendation of the SCS Environmental Review Team be followed to minimize storm water surface run off.
5. Extended permitted operation of Feldspar mining extractions until Commission meeting of April 11, 1973, when additional information from Feldspar and a SCS Environmental Review Team Report are to be available.
6. Tabled site plan review of proposed office at 390 Washington Street owned by Nicholas Saranceno.
7. Required, as part of site plan review, that a proposed Teleprompter sign be attached to the building, off Tuttle Road, rather than be free standing.
8. Tabled site plan of Mac Davis Repair Shop, to be located off Pease Avenue, until drawing is corrected to show paint shop and provisions for air pollution controls have been accepted by the Health Department.
9. Tabled site plan for conversion of residential building at 50 Washington Street to an office and retail outlet. Owner Mrs. Mary Wemett.
10. Approved use of space in Polish National Home, Warwick Street, for medical office use by a doctor of optometry.
11. Denied application for rezoning land, from R-1 to B-2, located northeast of the intersection of S. Main Street and Randolph Road (bounded on east side by Highland Avenue) submitted by Beatrice M. Christensen.
12. Approved part of a subdivision of land adjoining Bear Hill and Brooks Road on land owned by Cynthia B. Carlson. Lots reduced from six to five pending Health Department approval for on site water and septic systems for lot proposed as number six.

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Middletown Press ONCE.

1 time, Saturday February 24, 1973

1 of 2

13. Tabled site plan of Cedar Village, P.R.D. IV, to be located off Chauncey Road, pending further considerations of the entrance arrangement from Chauncey Road to the project area.
14. Approved revised concept for North Hills, P.R.D. III, to be located off an extension of Cynthia Lane. Previously proposed four plex units are replaced by attached townhouse style dwelling units.
15. Authorized the approval of Section 1 (16 lots) of the Farms Project in Westlake, P.R.D. II, upon receipt of Water and Sewer Department acceptance of utility line installations.

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

NOTICE OF DECISIONS BY THE COMMISSION ON THE CITY PLAN AND ZONING
MIDDLETOWN, CONNECTICUT, at its meeting February 28, 1973

1. Approved entrance arrangement for Cedar Village, P.R.D. IV, which will provide a single street divided by a planting strip. Three right-of-ways to contiguous land for possible future streets are to be designated. Number of dwelling units constructed will be limited to 120 of the maximum 160 permitted until Chauncey Road is up-graded.
2. Approved site plan for proposed addition to the Olin Ski Company, located in the I-91 Industrial Area.
3. Denied proposed subdivision of Thomas W. Fissell, off Millbrook Road.
4. Approved the reconstruction and continuance of the Gilead House, a permitted use in the R-3 zone, located at 453 High Street.
5. Approved site plan of Mrs. Wemett's retail store and office, located at 50 Washington Street, with the stipulation that a letter from Mr. Gregg providing off-street parking be submitted.
6. Approved site plan of Nicholas Saraceno's office located at 390 Washington Street.

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

P.O. #22181 Above Legal Ad to appear in the
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1 time Saturday March 3, 1973

NOTICE OF DECISIONS BY THE COMMISSION ON THE CITY PLAN AND ZONING
MIDDLETOWN, CONNECTICUT, at its meeting March 14, 1973.

1. Adopted, a text amendment to the Zoning Code as it applies to Alcoholic Liquor Package Stores, with an effective date of March 28, 1973. Complete text is filed in Office of Town Clerk. A public hearing was held March 14, 1973.
2. Approved of exchange of land between the City of Middletown and David Dripps, located on Bartholomew Road.
3. Tabled site plan for proposed retail garment outlet and shop for the Middletown Coat, Inc. to be located at 64 Ferry Street, until more accurate information is received.
4. Approved of the proposed sign to be attached to Giovanni's Pizzeria, 38 College Street.
5. Approved lots 1, 2 and 3 of the proposed Squires Glenn Subdivision, by Mario DeMelis, located off Margarite Road.
6. Approved the general location for temporary use of a trailer in the C.B.T. parking lot, for Middletown Development Committee.
7. Tabled the revised site plan for an addition for Gautieri warehouse building located on Saybrook road.
8. Tabled proposed site plan for real estate office for Gregg & Gregg, to be located at 46 Washington Street.

RALPH M. 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 March 28, 1973

1. Agreed to approve a building lot off Atkins Street with less than 200' frontage, where City water/sewer services are not available, on receipt of a proper map. Applicant Richard Lindquist, Jr., owners Henry E. Wilcox and Olin R. Wilcox:
2. Approved site plan for proposed real estate and insurance office for Gregg & Gregg, to be located at 46 Washington St. Owner Henry Schleidt.
3. Approved revised site plan for an addition of an office to the Gautieri warehouse building, located on Saybrook Road, owner William Gautieri.
4. Denied application for a proposed retail garment outlet and shop, for the Middletown Coat, Inc. to have been located at 64 Ferry Street. Applicant Max Klein.
5. Agreed to approve site plan for the Sanibel Convalescent home to add to the existing building located at the northeast corner of South Main Street and Randolph Road on receipt of revised site drawing and letter indicating the approval of the Fire Chief Cyrulik.
6. Approved City acquisition of land for Tuttle Road right-of-way from Josephine Scotti.
7. Approved City acquisition of land located at 30-32 Ferry Street.
8. Approved City acquisition of a parcel of land adjacent to Zoar Pond site.
9. Denied application for a proposed storefront sign to have been erected for the Top Notch Foods, located on Washington Street.

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MIDDLETOWN, CONN.

RALPH H. SHAW, II, CHAIRMAN
COMMISSION ON THE CITY PLAN
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NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING
MIDDLETOWN, CONNECTICUT, at its meeting April 11, 1973

1. Approved site plan for Skytop Apartments to be located off East Main Street, owners Calvin Gerson and Morris Gerson.
2. Approved of a meteorological tower for the Northeast Utilities Co., (HELCO) to be located in the Maromas Area (Aircraft and River Roads). Applicant Richard Carella.
3. Accepted withdrawal of application for proposed resubdivision of land at Crystal Lake in the vicinity of Shore Drive, Hillcrest Avenue and Millbrook Road by David and Arlene Sierpinski.
4. Approved application for a retail garment outlet and shop, for the Middletown Coat, Inc., to be located at 1 Factory Street. Applicant Max Klein.
5. Authorized a 60 day extension for the Feldspar Mining Co., extraction of natural resources on River Road while awaiting receipt of a report from the Soil Conservation Service Environmental Review Team.
6. Approved relocation of sidewalks three (3) feet from the property line rather than the one (1) foot for Frank Snipes subdivision located on Snipes Terrace, off Tryon Street. Applicant Frank Snipes.

RALPH H. SHAW, II, CHAIRMAN
COMMISSION ON THE CITY PLAN
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1 time Saturday April 14, 1973

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING
MIDDLETOWN, CONNECTICUT, at its meeting April 25, 1973

1. Approved site plan for Hershey Creamery Co. to be located off Middle Street, for an ice cream distribution building.
2. Approved Section II (33 lots) of the Farms project in Westlake, P.R.D.
3. Approved a building lot with less than 200' frontage on Atkins Street without City water/sewer services for David Brauer.
4. Gave conceptual approval to expand McDonough Inn, located on Silver Street and River Road for applicant Peter Gillies.
5. Approved establishment of a building lot fronting on Acer Drive from rear of a lot fronting on Maple Shade Road for applicant Lloyd Hubbard.
6. Denied additional lot to the subdivision of the estate of John Grillo, located on Country Club Road.
7. Denied site plan for construction of a building for the Laurel State Glass Inc. to have been located on Pease Avenue.
8. Tabled proposed resubdivision of Wild Apple Farm, Orchard Hill Lane, and Apple Lane located off East Street (Route 217).
9. Reaffirmed policy of only providing meeting notices as required by General Statutes.

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

P.O. # 22181

Above legal ad to appear
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ONCE.

Saturday April 28, 1973

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING
MIDDLETOWN, CONNECTICUT, at its meeting May 9, 1973

1. Tabled resubmitted site plan for Laurel State Plate Glass for construction of a building to be located on Pease Avenue.
2. Denied proposed addition to a gas station located at the corner of Main and Grand Streets due to violation of the Zoning Code. Owner Joseph Jarzabek.
3. Approved application for a retail garment shop, for the Middletown Coat, Inc., to be located at Beverly Heights, for Max Klein.
4. Agreed to approve site plan for Westlake PRD II - Project 5 on receipt of approvals from other departments.
5. Approved sale of parcels #2 and #6 in the I-91 Industrial Area to the Middletown Industrial Development Corporation.

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

OFFICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING
MIDDLETOWN, CONNECTICUT, at its meeting May 23, 1973

1. Tabled site plan for a proposed addition to the Genuine Parts Co., Newfield Street.
2. Tabled request for final approval of the Yellow Birch mini-neighborhood, located in Wesleyan Hills, until the pedestrian walkway system and property line monuments are installed.
3. Approved revised street lighting pole arrangements for the Wesleyan Hills PRD.
4. Agreed to approve Section 3 of The Farms at Westlake PRD upon receipt of affirmative report from the Public Works Department concerning required installations.
5. Granted 35 days additional time period for the Feldspar Mining Co., extraction of Natural resources on River Road while awaiting receipt of a report from the Soil Conservation Service Environmental Review Team.
6. Approved resubdivision of four lots facing both Fowler Avenue and Dorothy Drive.
7. Denied site plan for construction of a building for the Laurel State Glass Inc. to have been located on Pease Avenue, because of traffic circulation and parking problems related to the proposed retail sales outlet.
8. Approved application by the Kelsey Paper Co. for storing and sales of paper goods at 1 Factory Street.
9. Approved site plan for additional parking for the Middlesex Mutual Assurance Co. located on Court Street.
10. Approved sign for the Farmers & Mechanics Bank located in the Middletown Shopping Plaza, Washington Street.

RALPH H. SHAW, II, CHAIRMAN
COMMISSION ON THE CITY PLAN
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NOTICE OF DECISION / THE COMMISSION ON THE C. / PLAN AND ZONING
MIDDLETOWN, CONNECTICUT, at its meeting June 13, 1973

1. Gave affirmative report to Redevelopment Agency concerning the proposed alignment of the extension of DeKoven Drive in the redevelopment project area as shown on a drawing by A.M. Davis, Architect, dated May 29, 1973.
2. Gave affirmative report to Redevelopment Agency concerning the general concept of an interim traffic plan for the redevelopment project area interims of street alignment together with a recommendation that the right-of-way for College Street, from DeKoven Drive to Broad Street, be 80 feet for possible future widening of the travel way. No comment about parking proposal was offered at this time.
3. Approved starting of construction of the continuation of Cynthia Lane to the New High School and the building of cluster model homes for the North Hills PRD, III, located off Cynthia Lane, owner North Hills Association Inc.
4. Approved site plan application for Laurel Grove Swimming & Tennis Club, off Daniels Street and Laurel Grove Road for the reconstruction of a kiddie pool and fencing.
5. Final approval for Yellow Birch Mini-neighborhood located in Wesleyan Hills, PRD, I, for Hill Development.
6. Accepted voluntary withdrawal of an application for proposed resubdivision of Wild Apple Farm, located off East Street, owner ARC.
7. Adopted some parts of proposed text amendment to Zoning Code for increase in flexibility of land-use introduced at the public hearing of April 11, 1973. Specifically; (a) office buildings-including general and professional tenants shall be permitted use in I-1 and I-2 Zones; (b) Automobile, truck, trailer, farm implements and similar automotive equipment sales, new and used may be a permitted use in I-2 Zones if granted a Special Exception when proposed site has 200 feet of frontage on a State Highway and is one acre or more in area. Effective date of amendment established as July 2, 1973.
8. Approved for Charles McInerney, Middle Street, removal of house from east side to the west side of the street, both in I-2 Zone.
9. Agreed to approve, on receipt of affirmative reports from the proper agencies, site plan for an addition to the Middletown Bible Church, located on East Street.
10. Approved site plan application for an addition to the Genuine Parts Co., on Newfield Street.
11. Approved site plan application for the Interstate United Corporation for a proposed warehouse, commissary and office building located in the I-91 industrial area, on Industrial Park Road.

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING
MIDDLETOWN, CONNECTICUT, at its meeting June 13, 1973---PAGE 2 of 2

12. Approved resolution with stipulations for the Feldspar Corporation, located on River Road, in accordance with the Natural Extraction Regulations and Plans; and with the Conservation Plans prepared by the Soil Conservation Service.
13. Final approval for 3 lots, Section I, "Squires Glen", off Margarite Road, for Mario DeMelis.

RALPH H. SHAW, II, CHAIRMAN
COMMISSION ON THE CITY PLAN
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James P. Lucia
MIDDLETOWN, CONNECTICUT

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING
MIDDLETOWN, CONNECTICUT, at its meeting June 27, 1973

1. Approved concept of Westlake PRD. Project 6, with the stipulation that the access road connecting the Project to Westlake Drive be divided with a planting strip.
2. Approval was given for Fieldbrook PRD V, located off Sharon and Sand Hill Road, to be developed by Barnett Corporation.
3. Approved Section I, of North Hills PRD II, with the stipulation that Cynthia Lane be completed before occupancy, owner North Hills Associates, Inc.
4. Approved lot layout for Wesleyan Hills PRD, White Oak Mini-neighborhood.
5. Approved 3 lots in Section I, of a subdivision, located at the northwest corner of Millbrook and Prout Hill Roads, for Thomas W. Frissell.
6. Approved site plan for the Elderly Plaza, to be located at Main and William Streets.
7. Agreed to approve Kelsey Paper Co., relocating to 50 Walnut Street, on receipt of additional information.

RALPH H. SHAW, II, CHAIRMAN
COMMISSION ON THE CITY PLAN
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Above legal ad to appear
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ONCE.

Saturday June 30, 1973

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING
MIDDLETOWN, CONNECTICUT, at its meeting June 27, 1973.

ITEM IN ADDITION TO NOTICE PUBLISHED JUNE 30, 1973.

8. Denied proposed modification to dormitory parking regulations,
requested by Wesleyan University.

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

P.O. # 26656

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Saturday, July 7, 1973

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING
MIDDLETOWN, CONNECTICUT, at its meeting July 11, 1973

1. Gave conceptual approval for a Special Exemption land use to be located on Newfield Street for applicant Town and Country Auto Sales, Inc.
2. Gave approval for a three lot subdivision on Smith Street. Applicant Raymond Engineering Co.
3. Approved Subdivision Review fee minimum of \$25.00 and maximum of \$3.00 for each lot effective on date of this notice.
4. Agreed to approve site plan for an addition to A.M.E. Zion Church, located on Cross Street, after receipt of additional information.
5. Gave final approval for Edgewood Acres subdivision located off Butternut Street, developer S & P Realty Corp.
6. Gave final approval for Willow Bee Lane subdivision located off Camp Street and Monarch Lane, developer Monarch Builders.

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

P.O. # 26656

Above legal ad to appear in
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Saturday, July 14, 1973

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at it meeting July 25, 1973

1. Approved resubdivision of Lake Ridge Heights at Crystal Lake in the vicinity of Lake Ridge Heights Rd. (Andon Rd.) for Burton B. Doolittle.
2. Gave final approval for Birdsall 3 lot subdivision, on Smith Street for Raymond Engineering, owners.
3. Gave conceptual approval for Hopkins 15 lot subdivision, located at Beverly Heights and Boston Road, for Jean Hopkins, owner.
4. Approved of site plan, with stipulations, for Bess Eaton Donuts, located at the intersection of Washington and Factory Streets.
5. Gave conceptual approval for Wesleyan Hills Area East, for the construction of 6 unit condominium model to be developed by C. Freeman Homes.
6. Reported on City land acquisitions as required by General Statutes 8-24, approved purchase of the following:
 - a. Approved of 22 acres of Hubbard land adjacent to the Spencer Elementary School for open space.
 - b. Approved of 2 acre parcel adjacent to Westfield Falls on Miner Street for open space.
 - c. Approved the Kennedy Tract along the north side of Country Club Road for open space, with future road stipulations.

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

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Saturday July 28, 1973

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting August 8, 1973

1. Reapproved of a building lot with less than 200' frontage, owned by Edward Baldwin, located off Arbutus Street. Lot was previously approved on September 13, 1972, but not filed with Town Clerk.
2. Approved with modifications, proposed parking area at the former Police Station site between Court and Colleeo Streets (County Lane). Middletown Parking Authority applicant.

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

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Saturday August 11, 1973

NOTICE OF DECISIONS BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting August 22, 1973

1. Approved preliminary subdivision plan for 15 lots located off Boston Road and Beverly Heights with stipulations that certain Public Works Dept. recommendations be incorporated. Mrs. Jean Hopkins, subdivider.
2. Rejected, without prejudice, and application concerning a proposed land-use in the Newfield Street I-2 Zone, by Thomas U. Reed.
3. Tabled, D & S Welding's application for expansion of a non-conforming use on Butternut Street, applicants Benito and Seb Scionti, pending report from Fire Department.
4. Approved with an effective date September 4, 1973, Site Plan Review Requirements - SECTION 55. A public hearing was held June 13, 1973. A copy if recorded in the Town Clerks Office.
5. Approved final plat of a resubmitted 6 lot subdivision for Cynthia B. Carlson, adjoining Bear Hill Road and Brooks Road.
6. Approved City land acquisition/^{of} property currently owned by the Preston family of Farm Hill Road.
7. Agreed to approve an addition to building of Sebastian G. Marino on Mill Street on receipt of affirmative report by all Municipal Departments.
8. Recommended City acceptance of streets in A.R.C. Farms Project, Westlake PRD, into the City system.
9. Approved modification to a non-conforming sawmill use located off East Street and Ridgewood Road with stipulations that use be limited to Mr. George Boyer for a two year period.

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

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August 25, 1973

NOTICE OF DECISION BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting September 26, 1973

1. Approved preliminary subdivision plan for "Highmeadow", located off Saybrook Rd, Reservoir and Bartholomew Roads for A.R.C. with stipulations that certain recommendations by the Public Works and Water/Sewer Departments be incorporated.
2. Approved relocation of final portion of Blue Road in Wesleyan Hills PRD to its originally proposed location.
3. Gave affirmative report to Water/Sewer Department for Miner Brook Sanitary Sewer Project, Phase II, which will provide service to land-uses generally along East Street from Ridgewood Road to Sisk Street.
4. Approved reapplication for an expansion of a non-conforming retail store land-use by John McCoid, located on East Street with technical requirements to show, (a) site plan boundaries surveyed by a licensed surveyor; (b) evidence of land ownership.
5. Approved application/^{for} expansion of a non-conforming use by Shell Oil Co. for a service station located on South Main Street.
6. Approved site plan for Middletown Plate Glass Co., Philip Redford owner, to be located on the northeast corner of Union Street and Extension of DeKoven Drive, effective upon agreement by Redevelopment Agency.

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

26656 Above legal notice to appear in
the Middletown Press 1973.

September 29, 1973

NOTICE OF DECISIONS BY THE COMMISSION ON THE CITY PLAN AND ZONING,
MIDDLETOWN, CONNECTICUT, at its meeting October 10, 1973.

1. Accepted the withdrawal of an application for a 10 lot subdivision located off Atkins Street and Country Club Road, by John F. Chesanek, which was scheduled for a Public Hearing October 10, 1973.
2. Authorized release of sidewalk bond for Patterson Drive on report from the Public Works Department that all required work has been completed.
3. Approve preliminary plan for phase one (1) for Cedar Village, PRD IV, located off Chauncey Road, with the stipulation that the entire street system shown for phase two (2) be stabilized before occupancy of dwellings in phase one (1) then be completed in two years from date of this notice.
4. Tabled Town & Country Auto Sales site plan, located on Newfield Street, Michael Augeri owner, until a revised site plan showing an acceptable drainage system is presented.
5. Approved revised D & S Welding Co. application for expansion of a non-conforming use off Butternut Street, Benito and Seb Sciotti owners, with the stipulation that the building be located 60 feet from the nearest property line and that the existing buildings only be used in conjunction with the welding business.
6. Approved preliminary plan for White Oak Mini-Neighborhood, Wesleyan Hills, PRD I, with stipulations that certain Public Works Department recommendations for additional catch basins, street configurations and property corner markers be incorporated.

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

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Saturday October 13, 1973