

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting of December 10, 1975

1. Approved 3 lot subdivision on Livingston and Margarite Roads for applicants William H. & Rachel Lardi.
2. Gave affirmative report in accordance with G.S. 8-24 requirement concerning the sale of the old Middletown High School, located on Court Street.
3. Continued tabling of Redevelopment Agency proposal for extension of DeKoven Drive.
4. Cancelled scheduled meeting for December 24, 1975.

Ralph H. Shaw, II, Chairman  
Planning and Zoning Commission

P.F # 32079

THE ABOVE LEGAL NOTICE TO APPEAR  
IN THE MIDDLETOWN PRESS ONCE

Saturday, December 13, 1975

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting of November 25, 1975

1. Denied application for subdivision approval of 3 lots located on Bartholomew Road, owners Edward Feitel, and Louis & Elsie Carta.
2. Gave preliminary approval/<sup>for</sup> final lots 5,6,7,8,9,10, Snipes Terrace off Tryon Street for Frank and Philomena Snipes.
3. Gave final approval for 1 lot (#10) on Snipes Terrace.
4. Tabled Redevelopment proposal for extension of DeKoven Drive with recommendations (a) widen bridge over Summer Brook; (b) provide a cul-de-sac to be constructed at the end of Greenfield Avenue.

Ralph H. Shaw, II, Chairman  
Planning and Zoning Commission

P.O. # 32079

The above legal notice to appear in the  
Middletown Press ONCE

December 6, 1975

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting of November 12, 1975

1. Gave final approval of a subdivision in Wesleyan Hills, P.R.D. I, Yellow Area East (Yellow Wood Road), Section I.
2. Gave final approval of 3 lots in a subdivision in Wesleyan Hills, P.R.D. I, Red Area (lots 57,67,68) Section II.
3. Tabled proposed 3 lots subdivision on Bartholomew Road, applicants Edward Feitel and Louis & Elsie Carta.
4. Agreed to give approval of 1 lot in a subdivision filed previously without Commission approval, located on Arbutus Street, owner Robert Svihovec upon receipt of acceptance from the Health Department for on site septic tank system.
5. Gave affirmative report to a A-95 Review Application, received from the Midstate Regional Planning Office, for the proposed purchase, by the Conn. Dept. of Trans. of three divisions of the Conn. Co. bus system.

Ralph H. Shaw, II, Chairman  
Planning and Zoning Commission

#32079

The above legal notice to  
appear in the Middletown  
Press ONCE

Saturday, November 15, 1975

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting of October 8, 1975

1. Granted extension of time to June 10, 1976, for Cedar Village P.R.D. IV, to complete the street in Phase Two, with the provision that the developer include proper maintenance for any washouts for the existing roadbed during this period of time and provide snow removal during the months when required.
2. Continued tabling of a request for an opinion from City Attorney concerning open space preservation responsibility of the Commission in Planned Residential Developments.

Ralph H. Shaw, Chairman  
Planning and Zoning Commission

P.O. #32079

Above legal notice to appear in  
the Middletown Press ONCE.  
Saturday October 11, 1975

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting of September 24, 1975

1. Approved additional sheet size for drawings and prints to be included in Zoning Code Regulations and Subdivision Regulations shall be 18 inches by 24 inches. (18" X 24") Public Hearing was held Sept. 10, 1975. Effective date Oct. 1, 1975.
2. Adopted increase of subdivision fee to coincide with the General Statutes. Filing fee to be \$35.00, minimum, and \$5.00 per lot, maximum, with an effective date of October 1, 1975.
3. Adopted form to be used in conjunction with General Statutes requirement of recording granted Special Exception in the Office of the Town Clerk, effective date October 1, 1975.
4. Approved Subdivision Plans of the I-91 Industrial Area off Interstate I-91 in the I-2 Zone submitted by Industry for Middletown.
5. Accepted withdrawal of Westlake, PRD, II, Resubdivision application. Public Hearing was held August 13, 1975.
6. Denied, proposal to expand non-conforming use in an R-1 Zone, specifically the radio and electronic shop located at 921 Saybrook Road, owned by Howard McAuliffe, Inc.
7. Accepted a progress report submitted by the Soil Conservation Commission for Feldspar Corp., River Road, as required (every two years) in the Natural Resources Regulations of the Zoning Code.
8. Gave an affirmative report in accordance with the G.S. 8-24 concerning the proposed sanitary sewer system to connecting 5 homes off Silver and Allison Streets to the City system.

Ralph H. Shaw, II, Chairman  
Planning and Zoning Commission

P.O.  
#32079

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

Wednesday, October 1, 1975

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION  
MIDDLETOWN, CONNECTICUT, at its meeting of Sept. 10, 1975

1. Approved a development phasing plan for the Fieldbrook P.R.D. with the following features and stipulations:
  - a. Ten phases are designated;
  - b. Phase one includes the common open space (already deeded to the Fieldbrook Association Inc.)
  - c. Phase two will not be accepted as being complete until open space elements (paths, recreation facilities, seating and planting) are installed;
  - d. Phase three, six and nine will not be accepted as being completed until associated street cul-de-sacs are available for vehicular use.

A plan showing the approved phases is on file in the Office of the Commission.

2. Certified lot at the southwest corner of Burr Avenue and Mill Street, owner Pauline Embleton, as a legal lot.
3. Approved site plan for the Dunklee House located on Newfield Street. Owner Peter Nelson.
4. Tabled proposed Westlake P.R.D. resubdivision.

Ralph H. Shaw, II, Chairman  
Planning and Zoning Commission

P! #32079

Above legal notice to appear in  
the MIDDLETOWN PRESS ONCE only.  
Saturday, September 13, 1975.

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION  
MIDDLETOWN, CONNECTICUT, at its meeting August 27, 1975

1. Gave preliminary approval for a 3 lot subdivision for applicant, James W. Finnegan, on East Street and Congdon Street. Final approval will be given when required work is completed.
2. Approved the Annual Report as presented for the Fiscal Year 1974-1975.
3. G.S. 8-24 Report: Concerning the abandonment of a portion of Long Hill Road, Right-of-Way, by Common Council, November 15, 1968, an affirmative report was given that the Right-of-Way be conveyed to Hill Development Corp.
4. G.S. 8-24 Report: Disapproved sale of a parcel of City land adjoining Pat Kidney Field. Reason (required by General Statutes) is that loss of any City owned land in the vicinity of the Woodrow Wilson School would be contrary to the commitment to retain the school at its present site. The current total City parcel, of which the proposed sale is a part, is well below the standards for school sites.

Ralph H. Shaw, II, Chairman  
Planning and Zoning Commission

P.O. #32079 The above legal notice to  
appear in the Middletown Press  
TWICE.

Saturday, August 30, 1975

Saturday, September 6, 1975

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION  
MIDDLETOWN, CONNECTICUT, at its meeting August 13, 1975

1. G.S. 8-24 Report concerning Fagan Avenue and redesign of the former Bunce parking lot. Gave affirmative report for the City proposal to convey to owners of property adjoining on the west the interest of the City in land located on the westerly side of a boundary line to be established between the property of the City of Middletown and the property of said owners, which line is shown on a map entitled "Fagan Ave. Relocation, Map showing Parcels to Be Transferred Or Leased, City of Middletown, Conn." to be filed in the Middletown Town Clerk's Office. Map dated 7/11/75.
2. Approved a revised map of a building lot on Newfield St. on the property of the Michael Kane Brick Co. The revised map shows the HELCO right-of-way. A map previously approved has been filed in the Office of the Town Clerk.

Ralph H. Shaw, II, Chm.  
Planning and Zoning Commission

P.O. # 32079 The above legal notice is  
to appear in the Middletown  
Press DNCE.

SATURDAY, AUGUST 16, 1975

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION  
MIDDLETOWN, CONNECTICUT, at its meeting July 23, 1975

1. Gave affirmative report for an A-95 Review Application related to construction of the extension of DeKoven Drive from Washington Street north to Rapallo Avenue which further implements the C.B.D. loop system. This proposal is in accordance with the City's Plan of Development.
2. Approved construction of Phase 2 of Cedar Village, PRD IV. Site plan titled, Plan and Profile, Julia Terrace, with revision date of July 18, 1975.

Ralph H. Shaw, II, Chairman  
Planning & Zoning Commission

P.O. # 32079

THE ABOVE LEGAL NOTICE TO  
APPEAR ONCE IN THE MIDDLETOWN  
PRESS.  
SATURDAY, JULY 26, 1975

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION,  
MIDDLETOWN, CONNECTICUT, at its meeting July 9, 1975

1. Amended the City's Plan of Development. Revisions are to the introduction and to sections on geographic location, physical characteristics, population, vehicular circulation, economics, and community facilities for recreation and water supply and sanitary sewerage. New sections cover historic considerations and local government organization.

A copy of the amendments has been filed in the Office of The Town Clerk.

Effective date of amendments is July 18, 1975.

2. Approved a Special Exception for a dentist's office with the right to approve the site plan to permit the use of the architecturally significant Dunklee House, located on Newfield Street, an R-1 Zone. Applicant Dr. Peter Nelson.
3. Approved zoning map amendment to change part of the I-1 Service Industrial Zone in the North End to R-3 General Residence. Specifically, the present R-3 Zone extended to include most of the block between High Street and Grove Street; part of the block east of Pease Avenue to the ramp leading to the Arrigoni Bridge; part of the present I-1 Zone bounded by Pearl Street on the west, and one lot deep to the railroad tracks, and then east to the vicinity of the bridge ramp.

A map depicting the amendment has been filed in the Office of the Town Clerk.

The amendment is effective July 18, 1975.

4. Approved a building lot on Newfield Street on the property of the Michael Kane Brick Company which met Zoning Code requirements.
5. Amended the Zoning Map to extend the existing I-2 Restricted Industrial land on the east side of Newfield Street, owned by the Michael Kane Brick Company currently zoned R-2 General Residence. The amendment is effective July 18, 1975.
6. Gave tentative approval to fill part of the flood plain on the east side of Newfield Street with flyash disposal on land owned by the Michael Kane Brick Company. Applicant, S. G. Marino Crane Service. Approval is contingent on affirmative reports from the Health Dept. and the Inland Wetlands Agency with the proviso that the Planning Commission can withdraw its tentative approval if the Dept. of Environmental Protection does not grant a permit. Further stipulations are: 1. Filed land records for all future purchasers and heirs must show the fill site. An accurate survey map is to be a part of the documentation. 2. A plan showing vegetation other than grass must be submitted for Commission approval. A bond similar to that required for natural resource extraction reclamation is to be posted. 3. Michael Kane Brick Co., owners or successors, must guarantee maintenance of vegetation. 4. S.G. Marino Crane Service must provide certification of insurance, as stipulated by the City. Insurance shall hold the City harmless from all damage due to hauling and on site disposition.

P.O.# to follow:

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

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION,  
MIDDLETOWN, CONNECTICUT, at its meeting July 9, 1975

7. Approved amendments to the Zoning Map extending the existing R-4 General Residence Zone from Loveland Street south to Pameacha Avenue. The eastern boundary is South Main Street. The western boundary is Oak Street and Highland Avenue.  
A map depicting the amendment has been filed in the Office of The Town Clerk.  
The amendment is effective July 18, 1975.
8. Approved Zoning Code Text Amendment to permit banking facilities as a Special Exception in R-4 zones with two story height limitation.  
The amendment is effective July 18, 1975.
9. Recommended to the Department of Environmental Protection that energy dissipaters be required for a storm sewer outlet on the west bank of the Connecticut River north of the Penn Central Railroad Bridge in addition to rip rap.
10. Approved three lot subdivision on Prout Hill and Millbrook Roads. Applicants, Thomas N. and Georgianna Frissell.
11. Tabled request for approval to start phases 2 and 3 of Cedar Village, PRD IV.
12. Denied proposal of subdivision on East Street and Congdon Street which would create a lot with less than Zoning Code area requirements. Applicant, James W. Finnegan.

Ralph H. Shaw, II, Chairman  
Planning and Zoning Commission

P.O.# to follow:

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

Tuesday, July 15, 1975

(Wed. July 16, 1975)  
initialed

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION  
MIDDLETOWN, CONNECTICUT, at its meeting June 25, 1975

1. Approved a parcel of land located at Boston Road and George Street as a building lot. Applicant Paul J. Rebot.

RALPH H. SHAW, II, CHAIRMAN  
PLANNING AND ZONING COMMISSION

P.O. #31713

The above legal notice to appear  
in the MIDDLETOWN PRESS ONCE.

Saturday, July 5, 1975

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION  
MIDDLETOWN, CONNECTICUT, at its meeting June 11, 1975

1. Continued hearing for a proposed Zoning Code Text Amendment which would permit a banking business as a land-use in R-3 Zone as a Special Exception. Applicant City Savings Bank.
2. Continued hearing for application for a Special Exception to permit a banking business, specifically the City Savings Bank, to locate at the northeast corner of South Main and Warwick Streets an R-3 Zone. Applicant City Savings Bank.
3. Approved the certification of 1 lot (c) located on Ballfall Road as a legal lot upon receipt of a map for filing in the office of the Town Clerk. Owner Angelo and Gloria DiMauro.
4. Agreed that resubdivision approval will be given for property of Mary Ann Milardo at Crystal Lake to consolidate numerous small parcels provided the Public Works Commission accepts the access arrangement proposed which is a cul-de-sac at the north end of Lake Road. The Milardo land plat will retain two (2) undeveloped rights-of-ways to provide other contiguous land owners access to Crystal Lake.
5. Approved a Zoning Map Amendment of a parcel of land, 300 ft. by 300 ft., located on the west side of Route 17 generally opposite Dooley Pond changing the zone from I-2 Restricted Industrial, to R-1, Restricted Residence. Applicant Sebastian Scirpo. Effective July 1, 1975.
6. Scheduled a second Public Hearing on July 9, 1975, for a modified proposal to amend the Zoning Map to change part of the I-1 Service Industrial Zone in the "North End" to R-3 General Residence. The first Public Hearing was held May 28, 1975.

Ralph H. Shaw, II, Chairman  
Planning and Zoning Commission

LEGAL NOTICE

TO APPEAR IN THE MIDDLETOWN PRESS  
ONCE

SATURDAY JUNE 14, 1975

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION  
MIDDLETOWN, CONNECTICUT, at its meeting May 28, 1975

1. Certified as a legal lot a previously designated parcel at the corner of Lewis and Clover Streets. Owner Nelson A. Demers.
2. Certified as a legal lot a previously designated parcel on the west side of Coleman Road. Owner Louis Levine.
3. Approved D. & S. Welding (Scionti Brothers) Butternut St., expansion of a non-conforming use with stipulations that 1) a drain line be installed to drain the Palmieri property to City land and 2) a 10 ft. buffer strip planted with not less than 6 ft. high pine trees 6 ft. o.c. be created on the east and west sides all prior to the issuing of a building permit for a proposed building addition.
4. Approved as a Special Exception a package store at 809 Saybrook Road based on a written notice received from the State Liquor Control Commission that a package store proposed to be located at 751 Saybrook Road was denied. Applicant Joseph A. Combe.
5. Denied application for a Special Exception to permit a private club at 44 Walnut Street, R-3 Zone, because of 1) inadequate parking; 2) two uses on one lot; 3) lot size appeared to be below minimum required; 4) proximity to residence would constitute a nuisance.
6. Approved 3 lot subdivision fronting on Country Club Road. Applicant Samuel B. and Lydia T.A. Childs.
7. Gave G.S. 8-24 approval for sale of parcel, Penn Central R.R. Co., 3,300 sq. on Map No. 3404 on file in Town Clerk's Office, to InForm for resale to Hershey Creamery Company.
8. Gave preliminary subdivision approval of Wesleyan Hills, PRD I, Yellow Area East.
9. Gave a report as required by G.S. 8-24, in the affirmative for disposal to adjacent landowners of easement acquired when City purchased the Arawana Mills property.
10. Adopted amendment to Zoning Map to extend the R-3 General Residence Zone to center of Stack Street and Pease Avenue replacing I-1 Service Industrial Zone. Public Hearing was held May 28, 1975, with an effective date of June 16, 1975.
11. Adopted Text Amendment to Zoning Code to establish a new zone, as Section 39 of the Code, titled TD, Transitional Development Zone. The TD Zone is designated for older

sections of the City developed prior to the application of contemporary zoning technique. These areas generally are at the perimeter of the Central Business District and include a wide mixture of existing land-uses. The complete text of the TD Zone is filed in the Office of the Town Clerk. The amendment is effective June 16, 1975.

12. Adopted Zoning Code Map change to designate a Transitional Development Zone made up of an area formerly designated partially as B-2, I-1, and R-3. The geographic boundaries of the Zone are: On the north, the Rt. 17 ramp leading to Rt. 9; on the west Sumner Brook and Mill Street; on the east Maple Place, the eastern edge of the new Post Office site, the rear property lines of lots facing Wall Street; on the south the meeting point of the east and west boundary where East Main Street meets Saybrook Road. A map depicting the TD Zone has been filed in the Office of the Town Clerk. The designation is effective June 16, 1975.
13. Approved the use of a building located at the corner of Silver and East Main Streets for a Medical Supply Center (Former Wrubel's Drug Store) TD Zone. Applicant Angelo Wm. Ranno. Owner Joseph Biega, Sr.

Ralph H. Shaw, II, Chairman  
Planning and Zoning Commission

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting May 14, 1975

1. Approved Text Amendment to Zoning Code to designate a Zoning Code Enforcement Officer.

ARTICLE V ADMINISTRATION AND ENFORCEMENT

SECTION 54 is to read as follows:

SECTION 54

The Director of the Department of Public Works of the City of Middletown, is hereby designated as the Zoning Enforcement Officer for the City of Middletown with full power and authority to enforce these regulations.

Public Hearing was held May 14, 1975. Effective date May 19, 1975.

2. Approved request for Special Exception to permit a substitute use for a previously granted Special Exception land-use at the former A.E.P. Building on High Street by the Zygo Corp. Applicant and owner Wesleyan University. The following stipulations are set forth.

- (1) Time limit is two years;
- (2) Approval is limited to Wesleyan ownership and lease to Zygo Corp;
- (3) Any assembly operation is limited to normal five day week between the hours of 8:00 A.M. and 5:00 P.M.

Public Hearing was held May 14, 1975.

3. Gave site plan approval for the Drive-In banking facility for the Hartford National Bank and Trust, on the site of the former Phillips 66 Gas Station, Washington Street, Rt. 66, for applicant Robert E. Coughlin, Jr., Trustee. A Public Hearing was held April 9, 1975.
4. Gave a report, as required by G.S. 8-24, in the affirmative for the change of parcel 11 to parcel 6A for sale for the use by Bell Detroit Diesel. Parcel 6A is in the I-91 Industrial Area at the corner of Smith Street and Industrial Park Road.
5. Approved an A-95 Review application, received from the Midstate Regional Planning Office, for an Area-Wide Waste Treatment Management Planning Grant.
6. Agreed to give an affirmative report to the Dept. of Environment Protection concerning the construction of a bulkhead along the section of the river associated with the Riverfront Development, upon receipt of report indicating technical acceptance from the Public Works Department.
7. Recommended a parcel of land complete with a dwelling on Jackson Street, immediately adjacent to Rt. 72, offered for sale to the City by the State, not be purchased.

**SECTION 54 ZONING CODE ENFORCEMENT OFFICER**

**54.00**      The Director of the Department of Public Works of the City of Middletown, is hereby designated as the Zoning Enforcement Officer for the City of Middletown with full power and authority to enforce these regulations.

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THIS AMENDMENT WAS ADOPTED AT THE PLANNING AND ZONING COMMISSION MEETING HELD MAY 14, 1975, WITH AN EFFECTIVE DATE ESTABLISHED OF MAY 19, 1975.

A Public Hearing concerning the Amendment was held May 19, 1975. Legal Notices of the Public Hearing appeared in the Middletown Press on May 3, and May 10, 1975.

The Legal Notice of the Commission's decision to adopt the Amendment appeared in the Middletown Press on May 17, 1975.

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This is Amendment #31 to the Middletown Zoning Code. Prior to this there had been no text in Section 54.

**NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION  
MIDDLETOWN, CONNECTICUT, at its meeting April 23, 1975**

- 1. Approved land use for a drive-in facility for the Hartford National Bank and Trust, at the site of Phillips 66 Gas Station, Washington Street, Rt. 66. Revised site plan must be completed and submitted for approval. Applicant Robert Coughlin, Jr., Trustee. Public Hearing was held April 9, 1975.**

**Ralph H. Shaw, II, Chairman  
Planning and Zoning Commission**

**P.O. #30980 Above legal notice to appear  
in the Middletown Press ONCE.**

**Saturday, April 26, 1975**

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION  
MIDDLETOWN, CONNECTICUT, at its meeting April 9, 1975

1. Denied proposed subdivision of a parcel of land into 3 lots with less than the required street frontage. John Sajok, Aston Lane, applicant.
2. Approved 2 previously designated lots owned by Salvatore and Antoinette Marino, Walnut Street, applicants.
3. Tabled Special Exception application to permit a drive-in facility for the Hartford National Bank and Trust, at the site of Phillips 66 Gas Station, Washington Street, Rt. 66, with recommendations for further study.

Ralph H. Shaw, II, Chairman  
Planning and Zoning Commission

P.O. #30980 Above legal notice to appear  
in the MIDDLETOWN PRESS ONCE.

SATURDAY, APRIL 12, 1975

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION,  
MIDDLETOWN, CONNECTICUT, at its meeting March 26, 1975

1. Gave preliminary approval to Hill Development Corp., proposal to subdivide an additional portion of land in the Red Area of Wesleyan Hills, PRD I.
2. By mutual agreement gave an additional 65 day time period to decide on the application by Scionti Bros., D. & S. Welding Co., for expansion of a non-conforming use.

Ralph H. Shaw, II, Chairman  
Planning & Zoning Commission

P.O. # 30980 Above legal notice to appear  
in the Middletown Press ONCE.

Saturday, March 29, 1975

NOTICE OF DECISIONS BY THE PLANNING AND ZONING COMMISSION,  
MIDDLETOWN, CONNECTICUT, at its meeting March 12, 1975.

1. Approved resubdivision of a parcel of land in the Westlake, Planned Residential Development, applicant Achenbach Realty Companies.
2. Approved resubdivision of one parcel of land into two lots, applicants Albert W. and Antoinette Dadario, Olympus Parkway.
3. Approved resubdivision of a parcel of land owned by the Michael Kane Brick Co., Inc. off Tuttle Road, to add one lot.
4. Denied Text Amendment to the Zoning Code so that Alcoholic Liquor Package Stores could be located closer than 1,500 ft. from each other in the B-3 Zone.
5. Denied Special Exception to permit use of premises at 344 Main Street a B-3 Zone, for an "Alcoholic Liquor Package Store". Applicant Salvatore Adorno, Jr.
6. Approved filing of an application, with affirmative recommendation, to the State Liquor Control Commission, for the removal of an Alcoholic Liquor Package Store, currently located at 128 Main Street in the Redevelopment Project Area, to a new location at 354 Main Street which is in the B-3 Zone. Special Exception applicant Guiseppina Saraceno.
7. Approved Special Exception to permit a radio broadcasting transmitter relocation and building for WIHS-FM, located off Round Hill Road Ext. Applicant Connecticut Radio Fellowship, Inc., in an R-1 Zone.
8. Approved amendment of the City's Plan of Development to add and/or specifically identify open space acquisitions by the City since the Plan was adopted in 1965. A map showing the open space has been filed in the Office of the Town Clerk. Effective date March 21, 1975.
9. Denied, without prejudice, the proposed expansion of Rafala's Restaurant, located at 71-73 Saybrook Road, a non-conforming use in an I-1 Zone. Applicant Carmelo Rafala.
10. Approved the proposed construction of a garage at the Coca-Cola complex, located at 310-20 South Main Street, a non-conforming use in an R-3 Zone.

Ralph H. Shaw, II, Chairman  
Planning and Zoning Commission

P.O. # 30980 Above legal notice to appear  
in the Middletown Press ONCE.

Saturday March 15, 1975

NOTICE OF DECISIONS BY THE PLANNING AND ZONING COMMISSION,  
MIDDLETOWN, CONNECTICUT, at its meeting February 26, 1975

1. Approved revised site plan dated February 21, 1975, for Westlake, PRD II, Project 5, Rising Trail with stipulation that a Radio Fire Alarm device compatible with the new City Wide Alarm System be installed in this Project.
2. Tabled, proposed expansion of a non-conforming use, Rafala's Restaurant, Saybrook Road.
3. Approved 2 lot subdivision for James O. and Rosalie S. Bennett, Wall Street and Saybrook Road, with stipulation that the property be restricted to uses permitted in the R-3 Zone.
4. Denied proposed subdivision to create 3 building lots out of a parcel of land. Applicants James W. and Judith G. Finnegan, East and Congdon Streets.
5. Reported affirmatively on the abandonment by the State to the City of the old Rt.72/Berlin Street and bridge as a result of the relocation of Route 72.
6. Approved the design of a parking facility integrating Columbus Plaza, Fagan Avenue, and the former Bunce parking lot to be developed by the City.
7. Voted to support proposed General Assembly bill no. 5793 to amend Chapter 124 of the General Statutes to authorize and promote the use of impact zoning.

Ralph H. Shaw, II, Chairman  
Planning and Zoning Commission

P . #30980 Above legal notice to appear  
in the Middletown Press ONCE.

Saturday March 1, 1975

**NOTICE OF DECISIONS BY THE PLANNING AND ZONING COMMISSION,  
MIDDLETOWN, CONNECTICUT, at its meeting February 13, 1975**

1. Tabled proposed expansion of a restaurant at 71-73 Saybrook Road. Applicant Carmelo Rafala.
2. Approved open space development modifications in the Barnett Development Corp., Fieldbrook PRD V, off Sand Hill Road, as depicted on a drawing by Architect Augustus Franzoni, titled Master Site Plan with revised date of 2/10/75.
3. Tabled the Westlake, PRD II, Project 5.
4. Tabled proposed subdivision to create 3 building lots out of a parcel of land for applicants James W. and Judith G. Finnegan, East and Congdon Streets.
5. Approved subdivision for five lots on north side of Country Club Road (formely called Westfield Street) from property formerly owned by Albert Naples. Revised map dated January 28, 1975.
6. Recommended approval of an application to the Department of Environmental Protection relating to the replacement of Rt. 66 Bridge over the Coginchaug River.
7. Recommended excess land offered for sale to the City by the State along Rt. 9, not be purchased.
8. Approved release of the surety bond held for reclamation compliance for the gravel removal project by Butler Construction Co., on the Petrosky property Country Club Road.

**Ralph H. Shaw, II, Chairman  
Planning and Zoning Commission**

P.O. #30980

Above legal notice to appear  
in the Middletown Press ONCE.

Wednesday, February 19, 1975

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION,  
MIDDLETOWN, CONNECTICUT, at its meeting January 22, 1975

1. Adopted Zoning Code map change, in the area now zoned R-4 on the west side of Broad Street to B-3 Zone at 141 Broad Street for applicant Linda L. Neely. Public Hearing was held December 11, 1974. Effective date February 1, 1975.
2. Approved change of meeting date to February 13, 1975, for public hearing regularly scheduled for February 12, 1975, Lincoln's Birthday, a legal holiday.
3. Approved 3 lot subdivision for Stanley J. Bysiewicz, estate of Bertha R. Bysiewicz, East Street with the stipulation that parcel 3 with a 50 ft. frontage not be used as a building lot unless a public street is constructed into the parcel providing required frontage.

Ralph H. Shaw, II, Chairman  
Planning and Zoning Commission

P.O. #30336

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

Sat. January 25, 1975

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION  
MIDDLETOWN, CONNECTICUT, at its meeting January 8, 1975

1. Agreed to accept proposed use of the old Huntington's Book Store as an eating establishment, as proposed by George W. Bentley, Lloyd S. Plumstead, and the Gor-Mar Corporation, provided proponents agree to comply with the Zoning Code requirements related to preservation of the exterior of the structure. The building has been cited by the Connecticut Historical Commission as having architectural significance. The Commission's decision is a modification of the request for rezoning the site from R-4 to B-3.
2. Approved Commission Budget for Fiscal Year 1975-1976.
3. Accepted the procedural recommendations of the Dept. of Health concerning proposals for building lot layouts where subsurface sewage disposal systems will be necessary as set forth in a letter dated December 24, 1974.
4. Agreed to give preliminary approval for additional building lots located in the "Yellow" area of Wesleyan Hills, PRD, I, upon receipt of prints showing required modifications.
5. Agreed to give preliminary approval for additional building lots located in the "Red" area of Wesleyan Hills, PRD, I, upon receipt of prints showing required modifications.
6. Approved Phase I, Cedar Village, PRD, IV, located off Chauncey Road.
7. Adopted an amendment to the City's Plan of Development, originally adopted in 1965, to show on the map following page 44 entitled "Schools and Recreation V" an additional parcel of open space, conservation area. Specifically the parcel is 2.7 acres, plus or minus, located on the north side of Miner Street. This land now or formerly was owned by A. David Soobitsky.

A copy of the Plan of Development showing the amendment has been filed in the office of the Town Clerk.

Effective date of the amendment is January 20, 1975.

Ralph H. Shaw, II, Chairman  
Planning and Zoning Commission

P.O. # 30336 Above legal notice to appear  
in the Middletown Press ONCE.  
Sat. January 18, 1975.