

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING DECEMBER 10, 1975, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

1. Conn. Radio Fellowship, Round Hill Road - proposal to build a station at the transmitter site. R-1 Zone. Use permitted if granted a Special Exception. Conditions set forth in Sec. 44 (Item 44.08.11).
2. Proposal to change text of Zoning Code so that existing structures in B-3 and R-4 Zones may be converted to multi-family dwellings without providing the open space required for new structures.
3. Proposal to change the text of the Zoning Code so that certain existing and/or future land-uses in the non-development project area of the B-3 Zone need not provide off-street parking except as part of a municipal parking program.

USES: Retail sales, Trades, Merchandising or similar uses, Restaurants, Offices, Recreational, Theater, Auditoriums, Churches, Gymnasiums, Places of Public Assembly. (Note that several uses permitted in the B-3 Zone will still require provision of directly related off-street parking i.e. all housing, hotels & inns).

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD

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

P.O. # 32079

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

Saturday November 29, 1975

Saturday December 6, 1975

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING OCTOBER 8, 1975, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

1. Request for Special Exception by William and Belle L. Charatan, to convert the second floor of a house at 144 Washington Street to three apartments.
2. Request to modify site parking arrangement, construct an addition to the present building, and add an exit to Lake Street by Kentucky Fried Chicken, Douglas Beach, owner, 382 South Main St., a non-conforming use in an R-3 Zone.
3. Request for Special Exception by City Savings Bank, to develop a banking facility at South Main and Warwick Streets.
4. Amendment of Zoning Code and Subdivision Regulations to require installation of fire alarm boxes in all residential projects and subdivisions.

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

P.O. 32079

The above legal notice to appear in
the Middletown Press TWICE

Saturday Sept. 27, 1975
Saturday Oct. 4, 1975

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING SEPTEMBER 10, 1975, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

1. Proposal for expanding a non-conforming use in an R-1 Zone. Specifically the radio and electronic repair and service shop located at 921 Saybrook Road, near the intersection of Saybrook and Bartholomew Roads owned by Howard A. McAuliffe Inc.
2. An additional sheet size for drawings and prints submitted to the office of the Planning and Zoning Commission associated with Zoning and Subdivision Regulations shall be 18 in. by 24 in. (18" X 24").

Specific references in the Zoning Code to sheet size include:

ADD SECTION 55 - Item 55.04.01 A
SECTION 71 - Item 71.02.02 D
ADD SUBDIVISION REGULATIONS
SECTION 1A - A-Procedural Matters

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD

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

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING AUGUST 13, 1975, STARTING AT 7:30 P.M. IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DE KOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

1. A proposal concerning Westlake PRD to resubdivide lot or development parcels and to redefine the open space parcels. Applicant: George J. Achenbach, Achenbach-Westlake Associates and Westlake Association, Inc.
2. A proposal to subdivide a parcel of land at the northeast corner of East and Congdon Streets into three building lots. Applicant and Owner: James W. and Judith G. Finnegan.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD

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

RECEIVED

1975-JUL 31 AM 1:59

MIDDLETOWN, CONN.

P.O. # 32079

THE ABOVE LEGAL NOTICE TO APPEAR TWICE
IN THE MIDDLETOWN PRESS
SATURDAY, AUGUST 2, 1975

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING JULY 9, 1975, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

1. A proposal to amend the City's Plan of Development. Specifically, amendments revise the introduction and sections on geographic location; physical characteristics, population, vehicular circulation, economics, and community facilities for recreation and water supply and sanitary sewerage. New section's cover historic considerations and local government organization.

The proposal has been filed in the Office of the Town Clerk.

2. An application for a Special Exception to permit the use of the architecturally significant Dunklee House, located on Newfield Street, in an R-1 Zone, for a dentist's office. Applicant Dr. Peter Nelson.
3. 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. More specifically, the present R-3 Zone would be extended to include most of the blocks between High Street and Grove Street; part 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, then east to the vicinity of the bridge ramp.

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

4. Proposal to amend 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 Co., currently zoned R-2, General Residence.
5. Proposal 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 Co.
6. Proposal to amend the Zoning Map to extend the existing R-4, General Residence Zone, from Loveland Street south to Pameacha Avenue. Eastern boundary is South Main Street. The western boundaries is Oak Street and Highland Avenue.

7. Proposed Zoning Code Text Amendment which would permit banking facilities as a land-use in an R-4 Zone as a Special Exception.
8. Request for a Special Exception to permit a banking facility, specifically the City Savings Bank, to locate at the northwest corner of South Main Street. Applicant City Savings Bank.

Ralph H. Shaw, Chairman
Planning and Zoning Commission

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING JUNE 11, 1975, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

1. Proposed Zoning Code Text Amendment which would permit banking businesses as a land-use in R-3 Zone as a Special Exception. Applicant City Savings Bank.
2. An application for a Special Exception to permit a banking business, specifically the City Savings Bank, to locate at the northwest corner of South Main and Warwick Streets an R-3 Zone. Applicant City Savings Bank.
3. A proposed resubdivision of land in the vicinity of Crystal Lake which would eliminate numerous small lots by consolidating them into larger parcels. Two streets shown on a map filed prior to 1941 would also be eliminated. Other streets shown providing adjacent land owners access to the Lake would remain.

The land involved is owned by Mary Ann Milardo and was formerly owned by Z. Koury. A cul-de-sac providing vehicular access to the Milardo property would be the northern termination of Lake Road. Applicant Mary Ann Milardo.

4. A proposed Zoning Map Amendment of a parcel of land on the west side of Route 17 generally opposite Dooley Pond from I-2, Restricted Industrial, to R-1, Restricted Residence. Applicant Sebastian Scirpo.

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

. # 31411 The above Legal Notice to
appear in the Middletown
Press TWICE

Saturday May 31, 1975
Saturday June 7, 1975

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING MAY 28, 1975, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

- 1. 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 rezoning would reflect the long existing land-uses in the area. More specifically the present R-3 Zone would be extended to include most of the block between High Street and Grove Street; the lots on the east side facing Grove Street; the area to be used for a playground north of the MacDonough Elementary School; part of the block east of Pease Avenue to the ramp leading to the Arrigoni Bridge; part of the present I-1 Zone bound by Pearl Street on the west and one lot deep to the railroad tracks, then east to the vicinity of the bridge ramp.

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

- 2. Proposal to amend both the Zoning Map and Zoning Code Text.

- A. The Zoning Code Text Amendment would establish a new zone to be called TD, Transitional Development Zone.

Areas selected by the Commission for such designation would generally be older sections of the City developed prior to the application of contemporary zoning techniques. These areas would most logically be at the perimeter of the Central Business District and include a wide mix of land-uses.

Any proposed change of land-use or building modified in the TD Zone would be dealt with as a Special Exception following the procedures already set forth in the Zoning Code.

The intent of permitted new uses in the zone would be to serve the area itself and/or to support the nearby Central Business District (B-3 Zone). Duplication of key land uses in the Central Business District zone, such as major retail outlets, would be prohibited.

Examples of uses proposed to be permitted in the TD Zone, all as Special Exception are: housing of all types; neighborhood stores; neighborhood eating and drinking establishments; office facilities (including those with drive-up features); service establishments;

P.O. 31411

Above legal notice to appear in the Middletown Press TWICE

Saturday May 17, 1975
Saturday May 24, 1975

off-street parking lots; gasoline service stations and other auto service facilities.

In the granting of a Special Exception for a new use emphasis would be placed on requirements of off-street parking as currently set forth in Section 40 and compatibility of new proposed uses with existing uses.

The proposed maximum height for multi-dwelling units is eight (8) stories. For all other uses 3½ stories is the proposed maximum height.

- B. The Zoning Code Map Amendment is to designate a Transitional Development Zone. The proposed 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 proposal has been filed in the Office of the Town Clerk.

- C. Application to use 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.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD

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

MIDDLE TOWN, CONN.
TOWN CLERK
RECEIVED
MAY 29 1975

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING MAY 14, 1975, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider proposals for the following:

1. Text Amendment to Zoning Code to designate a Zoning Code Enforcement Officer. Specifically it is proposed that the following amendment be made:

ARTICLE V ADMINISTRATION AND ENFORCEMENT,
Sec. 54 is amended to read as follows:

Sec. 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.

2. 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.
3. Request for Special Exception to operate a private club located at 44 Walnut Street, an R-3 Zone. Applicant; John Davis. Owners; Salvatore & Sebastian Mazzotta.
4. Request for Special Exception to construct a building for use as a package store located at 809 Saybrook Road. Applicant Joseph A. Combe. Owners Leo Klare and Reinhart Klare. A B-2 Zone.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD

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

Above legal notice to appear in
the Middletown Press TWICE

Saturday May 3, 1975

Saturday May 10, 1975

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING APRIL 9, 1975, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider proposals for the following:

1. Request for a Special Exception to permit a drive-in banking facility for the Hartford National Bank and Trust, at the site of the Phillips 66 Gas Station, on the south side of Washington Street, Route 66, by applicant Robert E. Coughlin, Jr., Trustee.

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

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

SATURDAY, MARCH 29, 1975

SATURDAY, APRIL 5, 1975

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING MARCH 12, 1975, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider proposals for the following:

1. Resubdivision of a parcel of land in the Westlake Planned Residential Development.
2. Resubdivision of one parcel of land into two lots, by Albert W. and Antoinette Dadario, Olympus Parkway. An R-1 Zone.
3. Resubdivision of property of the Michael Kane Brick Co., Inc., off Tuttle Road, to establish a building lot for the proposed use of Kay's Trucking, Inc.
4. Text Amendment to the Zoning Code, specifically Item 44.08.23, so that Alcoholic Liquor Package Stores could be located closer than 1,500 ft. from each other in the B-3 Zone.
5. Special Exception to permit use of premises at 344 Main Street for an "Alcoholic Liquor Package Store" by Salvatore Adorno, Jr., 1480 Randolph Road. B-3 Zone.
6. Special Exception to permit use of premises at 354 Main Street for an "Alcoholic Liquor Package Store", by Guiseppina Saraceno. B-3 Zone.
7. Special Exception to permit a radio broadcasting transmitter, by (WIHS-FM) Connecticut Radio Fellowship, Inc., Round Hill Extension, an R-1 Zone.
8. Amend 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.

Ralph H. Shaw, II, Chairman

P.O. #30980 Above legal notice to appear Planning and Zoning Commission in the Middletown Press TWICE

Saturday March 1, 1975

Saturday March 8, 1975

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING JANUARY 8, 1975, STARTING AT 7:30 P.M. IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider proposals for the following:

1. Proposal to amend the City's Plan of Development, adopted in 1965, to add open space land. Specifically the open space land is the 11.6 acres, plus or minus, located north of Miner Street which includes the Westfield Falls now or formerly owned by A. David Soobitsky.
2. Proposed Zoning Code map amendment as follows:
Change zone from R-4 to B-3 for parcel located at the northwest corner of Broad and College Streets. Address of parcel is 148 College Street. Applicants: George W. Bentley, Lloyd S. Plumstead and the Gor-Mar Corporation.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD

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

P.O. # 30336 Above legal notice to appear
in the MIDDLETOWN PRESS
TWICE.

December 28, 1974
January 4, 1975