

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting December 8, 1976

1. Approved the up-grading of a non-conforming use for Peter Kokis, owner of the Wienieville Resturant located on South Main Street.
2. Tabled the proposed Zoning Code Text change to permit auto repairs in the B-2 Zone, heard at public hearing of November 10, 1976.
3. Gave an affirmative report for A-95 Reports, received from the Midstate Regional Planning Office for the following proposals: (a) Middletown Municipal Building Expansion; (b) Middletown Municipal Golf Course; (c) Interceptor Pipeline and Low Level Sewer Replacement; (d) Coginchaug River Interceptor Sewer Extension; (e) Middletown Civic Arena; (f) Middletown's Youth Center; (g) Middletown Main Street Extension.
4. Rejected site plan for the Housing for Elderly to be located at the corner of South Main Street and Randolph Road.
5. Gave an affirmative report for the Under River Transmission proposal at Scoville Rock by HELCO.
6. Gave general approval to the Area Wide Topics Study.
7. Cancelled Commission meeting scheduled for December 22, 1976.

Ralph H. Shaw, II  
Planning and Zoning Commission

P.O. #717

The above legal notice to appear  
in the Middletown Press ONCE

Monday December 13, 1976

Town Clerk  
4:15 P.M.  
12/9/76

NOTICE OF DECISION BY THE PLANNING AND ZONING  
COMMISSION, MIDDLETOWN, CONNECTICUT, at its  
meeting of November 10, 1976.

1. Approved an application for a non-conforming use -  
a four room addition to a two family house on west  
side of Newfield Street. R-1 zone.  
Applicant: Edwin and Minetta Paddock
  
2. Tabled an application to modify a non-conforming  
use on South Main Street. R-1 zone.  
Applicant: Weinieville Restaurant. Owner: Peter Kokis

Ralph H. Shaw, Chairman  
Planning & Zoning Commission

Town Clerk  
9:00 A.M.  
11/16/76

#717 The above legal ad to appear in the Middletown  
Press ONCE

Wednesday, November 17, 1976

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION,  
MIDDLETOWN, CONNECTICUT, at its meeting of October 27, 1976.

1. Terminated special exception for a neighborhood store at 71 Silver Street. Owner - Maurice Leitzes.
2. Granted special exception for a private club at 71 Silver Street with the following stipulations:
  - a. Only one floor of the building is to be used for the club, and
  - b. Police Department recommendations concerning no parking in front of the building and on Silver Street or Eastern Drive from Silver Street to the entrance ramp to Route 9 are to be adhered to. Applicant - Willie J. Young.  
Owner - Maurice Leitzes.
3. Approved the application for a Zoning Map amendment to change an area of four acres from I-2 to R-1, Restricted Residence, situated on the west side of Route 17, near the City's southern boundary line. Applicants: Sebastian and Kathleen J. Scirpo.
4. Adopted Zoning Code amendment for Section 33 - B-3, Central Business District, which eliminates the current yard setbacks and substitutes the requirement that any new buildings retain the yards of its predecessor except that for lots facing Main Street no yards shall be required.
5. Adopted Zoning Code amendment for Section 40 - Off-Street Parking and Loading Regulations - which:
  - a. established requirements of one parking space for each 300 square feet of gross building area per floor;
  - b. combined several previous categories into one item titled "Public Assembly for Cultural, Entertainment and/or Recreational Uses" with a requirement of one parking space for each 300 square feet of gross building area per floor;
  - c. established requirements for clubs of one parking space for each 50 square feet of gross building area per floor; and
  - d. for office, professional buildings or similar uses, established requirement of one parking space for each 500 square feet of gross building floor area.
6. Gave affirmative GS 8-24 report concerning acceptance of Silver Drive into the City's street system.
7. Gave negative GS 8-24 report concerning concept of declaring the entire city a rehabilitation area, recommending instead that the North End and South Farms neighborhoods be the areas initially designated for rehabilitation.

Notice of Decision  
Page 2 of 2  
Meeting of October 27, 1976

8. Gave affirmative GS 8-24 report concerning the transfer to the Housing Authority of the site for housing for the elderly on Randolph Road near South Main Street.
  9. Cancelled Commission meeting scheduled for November 24th, which would have occurred the evening before Thanksgiving Day.
  10. Approved proposal for a study of the future of the downtown area by the Commission staff.
  11. Accepted Sawmill Race Track six months progress report confirming the continued need for the previously granted Special Exception.
- Effective date for all affirmative decisions is November 15, 1976.

Ralph H. Shaw, Chairman  
Planning and Zoning Commission

#717 The above legal ad to appear in The Middletown Press ONCE.

Friday, November 5, 1976

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting of October 13, 1976

1. Denied application by C. & C. Realty Co., for three (3) lot subdivision, involving a new street off Tuttle Road.
2. Approved application by Joseph Vecchitto, for two (2) lots in a subdivision located on Training Hill Road.
3. Approved application by Nicholas Bafumi, for expansion of a non-conforming residential use, located at Saybrook Road and Baer Street, an I-1 Zone.
4. Gave preliminary approval for Squires Business Development Inc., for one (1) additional lot in a subdivision, located on George Street.
5. Accepted withdrawal of application for a Zoning Map amendment to change an area from R-1 Restricted Residence to B-2 General Business, situated immediately south of Randolph Road, immediate west of Saybrook Road containing approx. 19.5 acres. Applicant Howard McAuliffe.

Ralph H. Shaw, Chairman  
Planning and Zoning Commission

#717 The above legal ad to appear in the  
Middletown Press ONCE.

Saturday, October 16, 1976

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting of September 22, 1976.

1. Adopted the Capital Improvements Program, a supplementary document to the Plan of Development. The document consists of a text and map. The adopted CIP has been filed in the office of the Town Clerk.

Public Hearing was held September 8, 1976.  
The effective date is October 1, 1976.

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

P.O. #717

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

September 27, 1976

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting of September 8, 1976.

1. Approved application by Wesleyan University for a substitute Special Exception use of Wesleyan-owned property at 55 High Street.
2. Tabled application by C.C. Realty Co. for 3 lot subdivision involving a new street off Tuttle Road.
3. Gave an affirmative G.S. 8-24 report concerning the proposed transfer of City owned property off Main Street Ext. to Marino Main Realty Co., and Farmers & Mechanics Savings Bank with the recommendation that the 10 ft. wide strip of Bank owned land needed to widen West Silver Street be acquired simultaneously.
4. Rescinded approval given at meeting of August 11, 1976, for adaptive historic preservation use of property at N.W. corner of Broad and College Streets for a proposed restaurant.
5. Set a price of \$5.00 for copies of the Plan of Development.
6. Approved modification to the subdivision of land off Country Club Road owned by Samuel and Lydia Child.

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

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting August 11, 1976

1. Approved application for Westlake, PRD II, Project 7, with stipulations that updated plans be filed showing all items required including fire alarm boxes and that Westlake Drive be maintained in passable condition. Applicant, ARC.
2. Agreed to give final approval for the subdivision in the Red Area of Wesleyan Hills, PRD I, upon completion of all required improvements. The subject subdivision received preliminary approval on March 26, 1975. Hill Development Corp. is the developer.
3. Agreed to give final approval to the subdivision at Snipes Terrace provided: (a) the utility and street systems are actually completed; (b) the City Attorney approves, as a legal procedure, an arrangement that the law firm of Fortuna and Cartelli hold the sum of \$5,000 in escrow to guarantee the future installation of sidewalks in the entire 10 lot project.  
  
The subdivision involves ten (10) lots of which six (6) lots have previously received final approval. Applicant Frank W. Snipes.
4. Agreed to accept a substitute adaptive use for the historic building at 148 College Street which is a restaurant, including the sale of wine and beer only, upon receipt of agreements to preserve the exterior of the building. Applicant Linda P. Faraci. Owners Gor-Mar Corporation.
5. Approved a previously established lot located on Liberty Street. Owners Steven J. and Constance M. Wojas.

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

*Filed in town Clerk's  
Office 10:30 A.M. 8/13/76*

P.O. #717

The above legal notice to  
appear in the Middletown Press  
ONCE

August, Monday 16, 1976

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN, CONNECTICUT, at its meeting of August 25, 1976.

1. Tabled application by Wesleyan University for substitute special exception use related to 55 High Street.
2. Tabled application by C. & C. Realty Co. for three lot subdivision off Tuttle Road.
3. Tabled request for GS 8-24 report concerning conveyance of City-owned property to Farmers & Mechanics Savings Bank and Marino Main Realty, Inc.
4. Agreed to give final approval for a phase of the Fieldbrook P.R.D., Kent Court, upon receipt of notice of acceptance of required work by the Water/Sewer Departments and Public Works. Applicant for approval - The Barnett Development Corp.
5. Rescinded agreement of August 11, 1976, to give approval to Snipes Terrace subdivision on opinion of City Attorney that a proposed arrangement to provide development compliance assurance would not be in conformance with State law.
6. Approved establishment of a parcel arrangement in the Westlake P.R.D. for the development of Project 7. Applicant - A.R.C.
7. Approved salary increase for non-classified staff members equal to City department heads.

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

P.O. #717

The above legal notice to  
appear in The Middletown Press  
ONCE

Monday, August 30, 1976

*Sited in  
Town Clerk's office  
8/27/76*

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION,  
MIDDLETOWN, CONNECTICUT, at its meeting of July 28, 1976

1. Tabled Westlake PRD II proposed project no. 7.
  2. Tabled application for final approval of a single lot (No. 50) in a subdivision with preliminary approval in the Wesleyan Hills PRD I Red Area, with the recommendation that the developer offer a bond to assure completion of the surface of the streets in the subdivision and then re-apply for final approval of all the lots.
  3. Tabled Snipes Terrace Subdivision application for final approval.
  4. Approved Annual Report for fiscal year '76 with some modifications.
  5. Set an effective date of August 15, 1976, for zoning designation agreed to on February 13, 1974 after a public hearing held January 16, 1974. Two areas and the zones involved are:
    - a. The area bound by Union Street on the north, Route 9/17 off ramp on the east and south... and relocated DeKoven Drive on the west which is changed from an R-4 to an I-1 Service Industrial zone;
    - b. The area bound by Sumner Street (which is to be replaced by extended DeKoven Drive) on the west, Route 9 on the east, Union Street on the south, and existing B-3 zone on the north is changed from R-4 to B-3, Central Business zone.
- (A copy of the zone change has been filed in the office of the Town Clerk.)

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

*Filed in  
Town Clerk's  
office 7/30/76*

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting of July 14, 1976

1. Approved amendment of the Zoning Map changing the zone of the land on the north side of Ward Street between Lakeside Avenue and South Main Street from R-1 to B-2.  
A public hearing on this issue was held June 9, 1976. Effective date August 2, 1976.
2. Approved subdivision of land, four (4) lots on Saybrook Road for owner Leo Klare which had previously been approved March 10, 1976, but a map had not been filed in the Town Clerk's Office within the 90 day period required by the General Statutes.
3. Agreed to accept a bond assuring compliance with a previously established requirement for a pine tree buffer strip prior to the issuing of a building permit for an addition of D & S Welding Co., building located on Lindemark Road off Butternut Street.
4. Gave a negative response to the filling of an inland-wetland area located northwest of Lee Street and Randolph Road. Voted to provide reports to the Inland-Wetland Agency and recommended filling be stopped.
5. Gave final approval to 1 additional lot in the subdivision of Squires Business Development located off George Street.

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

P.O. # 717 Above legal notice  
to appear in the  
Middletown Press  
ONCE

MONDAY JULY 19, 1976

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting of June 23, 1976

1. Adopted text amendment to the Zoning Code creating a Corporate Office Zone as Section 34.  
A copy of the text has been filed in the Office of the Town Clerk. A public hearing on the proposal was held June 9, 1976. Effective date, July 10, 1976.
2. Adopted a Zoning Map amendment designating a Corporate Office Zone near the I-91 Interchange of approx. 78.7 acres.  
A map including the amendment has been filed in the Office of the Town Clerk. A public hearing on the proposal was held June 9, 1976. Effective date July 10, 1976.
3. Rescinded the interpretation, made at the meeting held July 12, 1972, that a buffer area could be used for vehicular parking purposes.
4. Tabled proposal to amend the Zoning Map to change the zone of the parcel of land on the north side of Ward Street between Lakeside Avenue and South Main Street from R-1 to B-2.
5. Approved expansion of a non-conforming use in the T.D. Zone. Specifically, the building wrecker use on Maple Street, near East Main Street with stipulation that the existing old building be torn down within 60 days after issuance of the Certificate of Occupancy for the new building. Applicant, Joseph Fava, Fava's Building Wrecker.
6. Gave an affirmative response to an A-95 Review Application from Midstate Regional Planning Office for Transportation Improvement Program Project.
7. Gave an affirmative report, in accordance with G.S. 8-24 requirements, concerning sale of Parcel 11 in the I-91 Industrial Park Area.
8. Gave an affirmative report, in accordance with G.S. 8-24 requirements, concerning sale of Parcel 6B in the I-91 Industrial Park Area.
9. Gave an affirmative report, in accordance with G.S. 8-24 requirements, concerning the proposal to stabilizing the river edge, generally following plans by C.E. McGuire.

Eric G. Lowry, Vice-Chairman  
Planning and Zoning Commission

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

Thursday, July 1, 1976

TEXT AMENDMENT FOR THE ZONING CODE OF THE CITY OF MIDDLETOWN  
AMENDMENT # 1, AFTER ADOPTION OF CODE WITH EFFECTIVE DATE OF  
JUNE 1, 1976

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Adopted at the Planning and Zoning Commission meeting held June  
23, 1976, with effective date established as July 10, 1976

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ADD: To ARTICLE III, Non-Residential Zones  
SECTION 34 titled "CORPORATE OFFICE ZONE" with provisions  
as follows:

SECTION 34 CORPORATE OFFICE ZONE

34.00 DESCRIPTION OF ZONE

The zone is designed for development of corporate office complexes. Appropriate geographical locations for this zone are areas associated with the major arteries of surface transportation which can also be serviced with other supportive communication and transportation facilities.

34.01 USES

The use of the zone shall be limited to offices and closely associated accessory uses such as conference/meeting facilities, data processing/storage, personnel services (i.e. dining facilities, medical services), research laboratories and air transportation facilities (i.e. helicopter landing area).

(Uses also add to SECTION 61 as Item 61.01.40)

(Accessory Uses also add to SECTION 61, as Item 61.03.05)

34.02 HEIGHT

The maximum building height is six (6) stories. The height limitation of communication facilities shall be as elsewhere controlled in this Code (Item 13.02).

34.03 LOT AREA, WIDTH AND YARD REQUIREMENTS

The minimum size lot for the zone shall be 25 acres. No structure shall be located within 100 feet of the perimeter property line.

34.04 LOT COVERAGE

Each main building or structure including any accessory building shall not cover more than 25% of the lot area.

34.05 OFF-STREET PARKING AND LOADING REQUIREMENTS

Off-street parking and loading shall be provided in accordance with requirements elsewhere in this Code, except that no parking or loading shall be within 100 feet of any perimeter property line.

34.06 SIGNS

Identifying graphics, or signs, shall be limited to two (2) in number each not more than 200 square feet in area. No roof graphics or signs permitted. (Also add to SECTION 48 as Item 48.04.09).

AMENDMENTS ADOPTED TO THE ZONING CODE  
AFTER ITS EFFECTIVE DATE OF JUNE 1, 1976

NO.	TOPIC	SPECIFIC SECTIONS	EFF. DATE
1.	Corporate Office Zone	Section 34 Section 61, Item 61.01.40 Item 61.03.05 Section 48, Item 48.04.09	7/10/76

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting of June 9, 1976

1. Accepted withdrawal of the application to modify the North Hills, Planned Residential Development. Proponent Sieburg Industries, Inc., Danbury, Conn.
2. Adopted the Land Use Component of the Plan of Development with an effective date of July 1, 1976. A copy of the adopted document has been filed in the office of the Town Clerk.
3. Reapproved subdivision of property owned by Samuel B. & Lydia T.A. Child, located off Country Club Road with minor modifications to lot B and lot C.
4. Gave an affirmative response to an A-95 Review Application from the Midstate Regional Planning Office for Federal Assistance to Middletown under the Housing and Community Development Act of 1974.
5. Gave an affirmative report, in accordance with G.S. 8-24 requirement, concerning the purchase of State land adjacent to Route 9 and Sand Hill Road, immediately north of Sand Hill turn-around.
6. Gave a negative report, in accordance with G.S. 8-24 requirements, concerning the sale of City owned land at 465 South Main Street adjacent to Pameacha Pond. An affirmative report to continue leasing the property was given.
7. Gave an affirmative report, in accordance with G.S. 8-24 requirements, for the City to acquire land for the redesign of the old Bunce's parking lot.
8. Approved application for Special Exception by Farmers and Mechanics Bank to permit construction of a branch bank primarily designed as a drive-up facility at the southeast corner of West Silver Street and Main Street Extension-T.D. Zone.

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

P.O. #33902      The above legal ad to appear in  
the Middletown Press ONCE.

Saturday June 12, 1976

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting May 26, 1976

1. Disapproved the street alignment in the Redevelopment Project (Church and Union Streets, in the vicinity of South Green).
2. Adopted a resolution requesting the Redevelopment Agency give the Planning and Zoning Commission at least a six (6) weeks, period to review any plans.
3. Approved Special Exception application for proposed professional offices at 139 Broad Street for applicant Milford F. Rhines, Trustee, in the R-4 Zone.
4. Denied application for Special Exception for proposed neighborhood store at 1195 South Main Street. Applicant Sunshine Dairy, Inc.
5. Gave an affirmative report to an A-95 Review application received from Midstate Regional Planning Office for proposed Elderly Housing (125 units) at South Main and Church Streets. Applicant John Errichetti Co.
6. Approved substitution of a non-conforming use, the Fraternal Order of the Eagles, to the premises at 64 Stack Street and corner of Grove Street presently used as the Three Coins Restaurant an existing non-conforming use.
7. Approved subdivision of 1 additional lot for applicant Michael Kane Brick Co., Inc., at the northwest side of Tuttle Road provided corrected drawings are submitted.
8. Waived the 12 month waiting period for the Farmers & Mechanics Savings Bank enabling them to reapply for a Special Exception application to permit construction of a branch bank primarily designed as a drive-up facility at the southeast corner of West Silver Street and Main Street Extension-T.D. Zone.

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

P.O. # 33902

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

Friday, June 4, 1976

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN, CONNECTICUT,  
at its meeting of May 12, 1976

1. Approved application for Special Exception for Joseph E. Biega, Trustee, to permit a professional office at 6 Silver Street, a Transitional Development Zone.
2. Rescheduled for Public Hearing June 9, 1976, application to amend the Zoning Map to change the zone of the parcel of land at the northeast corner of Ward Street and Lakeside Avenue from R-1 to B-2. The contiguous parcel at the northwest corner of Ward Street and South Main Street (Rt. 17) also currently zoned R-1 will be considered for re-zoning to B-2. Applicant Michael Augeri.
3. Gave preliminary approval for subdivision application for Squires Business Development, Inc. located on the west side of George Street. Applicant M. J. Leonard.
4. Gave preliminary approval for 6 lot subdivision application for applicant George C. Bauer, located on Millbrook Road.

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

P.O. #033902

The above legal ad is to appear  
in the Middletown Press ONCE

Monday May 17, 1976

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN, CONNECTICUT,  
at its SPECIAL MEETING of May 5, 1976

1. Denied Special Exception application for the Farmers and Mechanics Bank concerning a bank facility with a drive-up feature at the corner of Main Street Extension and West Silver Street.

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

The above legal ad to appear in the  
Middletown Press ONCE

May 15, 1976

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting of April 28, 1976

1. Approved Special Exception application by Maurice Leitzes for a neighborhood store to be located at 73 Silver St.
2. Readopted the zoning regulations consisting of the Zoning Code and Zoning Map. A copy of said regulations, including the map, has been filed in the Office of the Town Clerk. Notice of Public Hearing was published on April 3 and on April 10, 1976. Public Hearing was held on April 14, 1976. Effective date - June 1, 1976.
3. Rejected the site plan for a proposed retail store at Highland Avenue near South Main Street. Recommendations for a modified plan were offered. Applicants: Fannis and Ganaros.
4. Approved Special Exception renewal for Sawmill Race Track facility for a two year time period in increments of six months at which intervals the applicant will be required to report back his progress and continued need for the Special Exception. Applicant: Ronald H. Mooney
5. Gave an affirmative report to an A-95 Review Application received from the Midstate Regional Planning Office for the proposed 100 space commuter parking facility on State-owned land for use with Middletown/Cromwell Express Bus Service. Applicant: Conn. Department of Transportation
6. Gave an affirmative report to an A-95 Review Application received from the Midstate Regional Planning Office for Comprehensive Planning Assistance (701). Applicant: Department of Planning and Energy
7. Agreed that the Anthony Scirpo subdivision, Round Hill Road, a three (3) lot subdivision on January, 1976, will be allowed to be re-submitted without prejudice even though it was withdrawn for the purpose of filing a two (2) lot parcelling arrangement of the area.
8. The decision process concerning an application for a Special Exception by the Farmers & Mechanics Bank has been challenged by a Commission member between the time of this meeting and publication of this notice. The challenge will be considered at a subsequent meeting, after which a notice will be published.

Ralph H. Shaw, Chairman  
Planning and Zoning Commission

NOTICE OF DECISION OF THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting of March 24, 1976

1. Accepted City Attorney's recommendation concerning Zoning issues, originally related to a Highland Avenue area, to consider re-adoption of the Zoning Code and Map. A public hearing will be held April 14, 1976.
2. Accepted schematic site plan for the City's Savings Bank, to be located at the corner of South Main and Warwick Streets.
3. Agreed to consider a new application for the North Hills Planned Residential Development, located immediately south of the new Middletown High School, which proposes to complete the project with single family dwelling units. Applicant Edmund Nahom.
4. Gave an affirmative report, in accordance with G.S. 8-24 requirement, concerning drainage easement, across land of Poden Realty Co., from Saybrook Road to Route 9.
5. Agreed to accept an application for a special exception by Farmers & Mechanics Saving Bank concerning a banking facility with a drive-up feature at the corner of Main St. Ext. and W. Silver St. A previously granted special exception stipulated that no additional vehicular opening to Main St. Ext. could be created.
6. Gave an affirmative report to A-95 Review application, received from the Midstate Regional Planning Office, for the proposed Downriver Recreational Development Area.

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

P.O. 33473      The above legal notice to appear  
                  in the Middletown Press ONCE.  
                  March 31, 1976

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting of March 10, 1976

1. Approved application by the Housing Authority of the City of Middletown, for a Special Exception to permit construction of 40 units for Elderly Housing located in the R-1 Zone at the southwest corner of South Main St. (Rt. 17) and Randolph Road. Site plan must be reviewed and accepted prior to actual development.
2. Approved modification to a Special Exception previously granted for a nursery school to permit an addition to the existing building for the Early Learning Center operated by Sister of Our Lady of the Garden, located on Round Hill Road.
3. Agreed to approve subdivision of land, four lots (4) on Saybrook Rd. for owner Leo ~~XX~~ Klare upon receipt of affirmative departmental reports.
4. Accepted a schematic development plan, dated March 10, 1976, supplementing the Westlake Planned Residential Development proposal which had previously been approved by the Commission on August 12, 1970.

Ralph H. Shaw, Chairman  
Planning and Zoning Commission

RECEIVED  
1976 MAR 11 PM 1:50  
TOWN CLERK  
MIDDLETOWN, CT

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting of February 25, 1976.

1. Adopted Zoning Code text change of item 36.04 concerning lot coverage in I-2 zones to permit forty per cent (40%) of a lot area to be used by main and accessory buildings instead of the current 30%. Concord Steel Corp. had applied for a change to permit 50% coverage. Effective date of the adopted change is March 22, 1976.
2. Approved application for a Special Exception by owner, William Charatan, to convert a rooming house at 144 Washington Street to three (3) apartments.
3. Approved application for a Special Exception, with a required site plan modification, by the Farmers and Mechanics Savings Bank to permit a branch bank with drive-up facilities at the southeast corner of West Silver Street and Main Street Extension - a Transitional Development Zone. Site Plan modification is that no additional opening be made on Main Street Extension.
4. Agreed to approve subdivision of land, four lots, at Millbrook Road and Lake Ridge Heights, upon Department of Health approval of soil capability for on-site water and septic system. Owner of original parcel involved is Lucy Grasso.
5. Accepted withdrawal of a three-lot subdivision, previously granted preliminary approval, at the southeast corner of South Main Street and Round Hill Road. Owners: Anthony and Mary Scirpo.
6. Decided a proposal to modify the previously granted special exception for a nursery school, called the Early Learning Center and operated by Sisters of Our Lady of the Garden, was not acceptable.

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

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting February 11, 1976

1. Elected officers for the coming year as follows:

Ralph H. Shaw, II, Chairman  
Eric G. Lowry, Vice-Chairman  
Cos Giuffrida, Secretary

Appointed Paul P. Parisi, as a member of the Midstate Regional  
Planning Agency

Appointed Eric G. Lowry, as liaison to Redevelopment Agency

2. Approved modification of a subdivision previously approved off Lake Ridge Heights for Mary Ann Milardo, owner.
3. Gave an affirmative report for A-95 Review Application from Midstate Regional Planning Agency relating to Middletown's application for Housing and Community Development General Purpose Discretionary Funds for the North End Project Area.
4. Gave an affirmative report in accordance with the G.S. 8-24 requirement to purchase the Alsop property located in the "Cromwell Meadows" and agreed to designate the area as open space on the Plan of Development.
5. Approved 3 lot subdivision located off Tuttle Road for the Scarrozzo Realty Co.

RECEIVED

1976 FEB 13 11:11:52

*Richard J. ...*  
MIDDLETOWN, CONN.

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

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN, CONNECTICUT,  
at its meeting January 28, 1976

1. Approved 2 individual lots from a subdivision which had been created without proper approval, located on Arbutus Street. Applicants, Bertha M. Svihovec; Richard and Margaret Svihovec.

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

Q. # 32079

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

Friday, February 6, 1976

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,  
CONNECTICUT, at its meeting January 14, 1976

1. Approved subdivision application for 3 lots located on Bartholomew Road, Edward Feitel and Louis and Elsie Carta, owners.
2. Approved subdivision application for 5 lots located on Ridgewood Road, Frederick and Myrtle Congdon, owners.
3. Gave preliminary approval for subdivision located at the corner of South Main Street and Round Hill Road, Anthony J. and Mary V. Scirpo, owners, with the stipulation that a City water line be extended to serve each lot.
4. Approved amended application for expansion of a non-conforming use located at the southeast corner of Broad and William Streets to permit signs as proposed on a drawing prepared by the Store Planning and Merchandising of the Goodyear Tire and Rubber Co., Akron, Ohio, dated 6/19/75, with the stipulation that a revised composite drawing showing all signs to be installed be filed in the Commission's office. Applicant Salvatore Didato.
5. Approved 6 lot subdivision located on East Street and Flynn Lane, Muriel Nestor, applicant.
6. Decided to seek assistance of the City Attorney concerning the Zoning of a geographical area located on Highland Avenue at South Main Street.
7. Denied, Special Exception application by the Connecticut Radio Fellowship to construct a radio station at the current transmitter site on Round Hill Road. Public hearing on this item was held Dec. 10, 1975.
8. Approved Zoning Text Amendment so that structures existing prior to 1976 in B-3 and R-4 Zones may be converted to multi-family dwellings without providing open space required for new structures. Public hearing held Dec. 10, 1975. Effective date Feb. 2, 1976.
9. Approved Zoning Text Amendment so that certain existing and/or future land uses outside the Redevelopment Project No. Conn. R105 area of the B-3 Zone need not provide off-street parking except as part of a municipal off-street parking program.  
Uses: Retail Sales, Trades, Merchandising or similar uses, Restaurants, Offices, Recreational, Theater, Auditoriums, Churches, Gymnasiums, Place of Public Assembly. (Note that several uses permitted in the B-3 Zone will still require provision of directly related off-street parking---that is all housing, hotels, and Inns.) Public hearing was held Dec. 10, 1975. Effective date Feb. 2, 1976.

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

# 32079 The above legal notice to  
appear in the Middletown Press  
ONCE.

Wed. January 21, 1976