

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING FEBRUARY 11, 1976, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DE KOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

1. Application by the Concord Steel Corporation - Newfield Street - to amend the text of the Zoning Code, Item 36.04, concerning lot coverage in the I-2 zone to read: 36.04 Lot Coverage "Each main building or structure hereafter erected, together with its accessory building or structure, shall not cover more than fifty (50) per cent of the net lot area".

The lot coverage constraint currently in effect is 30% of the net lot area.

2. Application by William Charatan for a Special Exception to permit conversion of a rooming house at 144 Washington Street, the B-3 zone, to three apartments. The specific relevant Zoning Code items are 61.02.14 and 44.08.21.
3. Application by Farmers & Mechanics Savings Bank for a Special Exception 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 - a TD zone (Transitional Development Zone). The specific relevant Zoning Code items are 61.02.04 and 44.08.12.

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 January 31, 1976

Saturday February 7, 1976

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING, MARCH 10, 1976, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

1. 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.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD

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

To be Notified later of P.O.
The above legal notice to appear in the
Middletown Press TWICE .

Saturday Feb. 28, 1976
Saturday March 6, 1976

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING APRIL 14, 1976, 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 current land-use component of the City's Plan of Development. This component (titled General Plan in the Plan of Development adopted in 1965) is a graphic, or map, representation of the proposed recommendation for the most desirable future use of land within the municipality for residential, commercial, industrial, and other purposes along with recommendations for a system of thoroughfares.

The proposal, which consists of map and text, has been filed in the Office of the Town Clerk.

2. Application by Maurice Leitzes for a Special Exception to permit a grocery store at 73 Silver Street, the R-1 Zone. The specific relevant Zoning Code items are 60.02.09 and 44.08.09.
3. Proposal to readopt the zoning regulations consisting of the Zoning Code and the Zoning Map. A copy of said regulations, including the map, is on file in the office of the Town Clerk for public inspection.
4. Application for a Planned Residential Development to replace North Hills, PRD III, for which approval was granted 1/27/71 and subsequently 20 attached dwelling in 3 buildings constructed. The new application will be in accordance with Section 44.08.22 of the Zoning Code and proposed to generally complete construction with single family dwelling units.
5. Application by the Farmers & Mechanics Savings Bank for a Special Exception to permit location of a banking facility with drive-up feature and to eliminate the previous stipulated requirement that there be no vehicular opening to Main St. Ext. Location of proposed facility at the corner of Main St. Ext. and West Silver St., a TD (Transitional Development Zone).

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD.

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

THE ABOVE LEGAL NOTICE TO APPEAR
IN THE MIDDLETOWN PRESS TWICE.

Sat. April 3, 1976
Sat. April 10, 1976

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING MAY 12, 1976, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

1. Application by the Sunshine Dairy, for a Special Exception to permit construction of a neighborhood store on South Main Street near Brown Street, an R-1 Zone. The specific relevant Zoning Code items are 60.02.09 and 44.08.09.
2. Application by Milford F. Rhines, Trustee, for a Special Exception to permit professional offices at 139 Broad Street, an R-4 Zone. The specific relevant Zoning Code items are 60.02.08 and 44.08.08.
3. Application by Joseph E. Biega, Trustee, for a Special Exception to permit a professional office at 6 Silver Street, the Transitional Development Zone. The specific relevant Zoning Code items are 60.02.08 and 44.08.08.
4. Application by Michael Augeri, 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 rezoning to B-2.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD

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

MIDDLETOWN, CONN.
TOWN CLERK

1976 APR 28 PM 11:20

RECEIVED

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING JUNE 9, 1976, 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 Code text and Zoning Map.

A. The Zoning Code text amendment would establish a new section:

SECTION 34 CORPORATE OFFICE ZONE

34.00 DESCRIPTION OF ZONE

The zone is designed for development of corporate head-quarters 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 (helicopter platforms).

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.

34.06 SIGNS

Identifying graphics, or signs, shall be limited to two in number each not more than 200 square feet in area. No roof graphics or sign permitted.

B. The Zoning Code Map amendment would designate a Corporate Office Zone. Specific geographic area is the area enclosed by Bell Street on the west to the railroad tracks; northerly along the railroad tracks to Middle Street; easterly on Middle Street from the railroad tracks to Country Club Road; and southerly on Country Club Road from Middle Street to Bell Street. Approximate area 78.7 acres.

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

P.O. #33902

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

Saturday May 29, 1976

Saturday June 5, 1976

2. Application by Michael Augeri, 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 rezoning to B-2.
3. Application by Farmers & Mechanics Savings Bank for a Special Exception 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 - TD zone (Transitional Development Zone). The specific relevant Zoning Code items are 61.02.04 and 44.08.12.
4. Proposal to expand a non-conforming use in a TD Zone. Specifically, the building wrecker use on Maple Street, near East Main Street. Applicant: Joseph Fava, Fava's Building Wrecker.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD

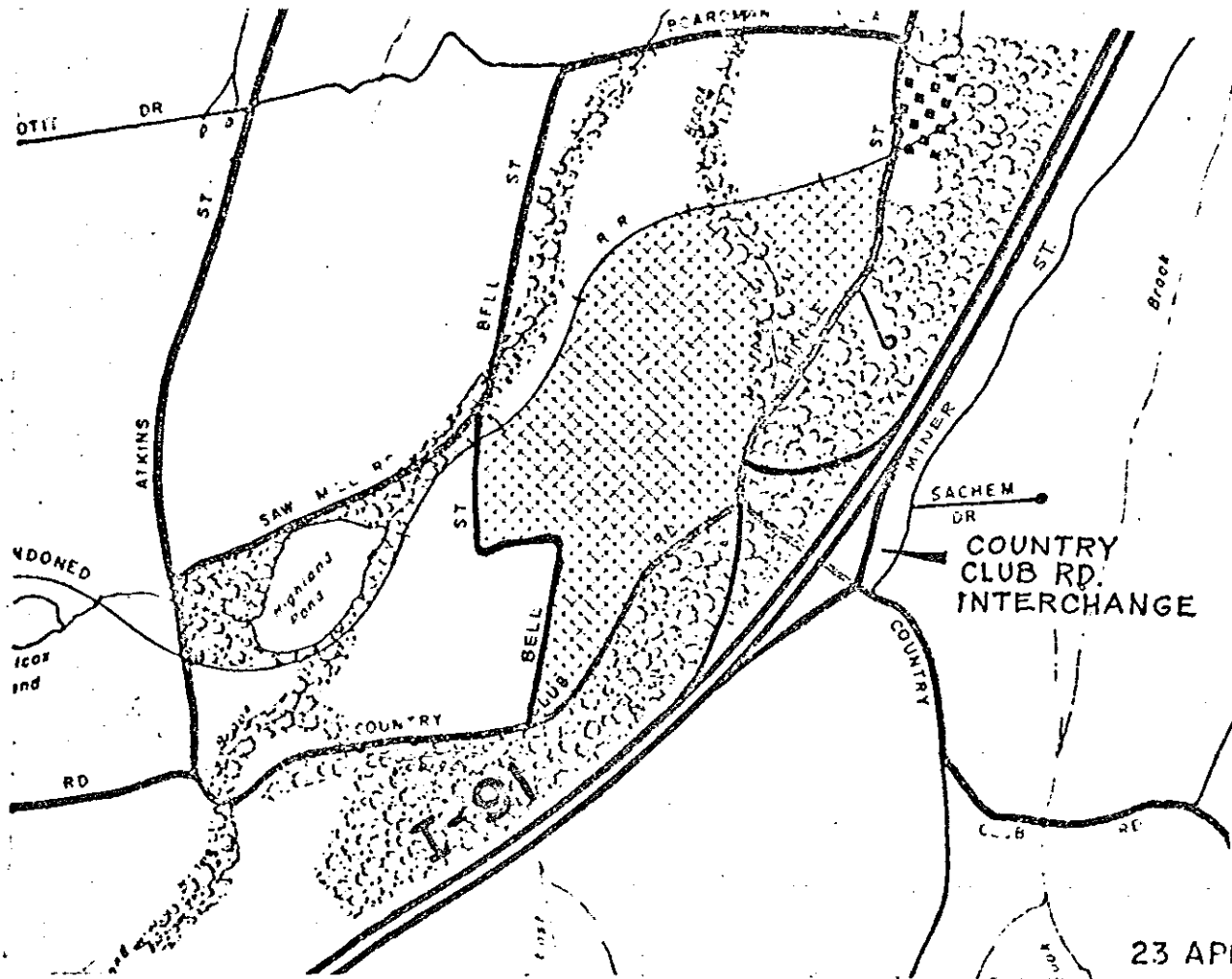
Ralph H. Shaw, II, Chairman
Planning and Zoning Commission

P.O. #33902

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

Saturday May 29, 1976

Saturday June 5, 1976



CORPORATE OFFICE ZONE

THIS IS THE MAP FILED IN THE OFFICE OF THE TOWN CLERK FOR ITEM 1 OF THE PUBLIC HEARING OF JUNE 9, 1976

PUBLIC HEARING

JULY 14, 1976

No information submitted to require a public hearing.

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING AUGUST 11, 1976, STARTING AT 7:30 P.M. IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DE KOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

1. An application for a substitute special exception for general professional and business office use of Wesleyan-owned property located at 55 High Street (formerly occupied by American Education Publications) in accordance with Section 44.07.01 of the Middletown Zoning Code entitled "Termination of Granted Special Exception Use".
Applicant: Wesleyan University

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

P.O. # 117 The above legal ad is to appear
in the Middletown Press twice
Saturday, July 31, 1976
Saturday, August 7, 1976

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING SEPTEMBER 8, 1976 , STARTING AT 7:30 P.M. IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DE KOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

A proposal to adopt a Capital Improvement Program (CIP), authorized by Section 8-23 of the Conn. General Statutes and by City Ordinance. The CIP is a supplementary document to the Plan of Development. It inventories existing community facilities and recommends priorities for future capital improvements, based on proposals filed by City agencies.

The proposal, which consists of a text, has been filed in the office of the Town Clerk.

Siled 8/26/76

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD.

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

P.O. 717

The above Legal Notice to appear in the
Middletown Press twice
Saturday, August 28, 1976 and Saturday, September 4, 1976

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING OCTOBER 13, 1976, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

1. Application for a Special Exception to permit a private club at 71 Silver Street an R-1 Zone. A Special Exception to permit a neighborhood store at this location is currently in effect. Applicant Willie J. Young. Owner Maurice Leitzes.
2. 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, immediately west of Saybrook Road containing approx. 19.5 acres. Applicant Howard McAuliffe.
3. Application for Zoning Map amendment to change an area from I-2 Restricted Industrial to R-1 Restricted Residence situated on the west side of Route 17, near the City's southern boundary line, containing approx. 4 acres. Applicants Sebastian and Kathleen J. Scirpo.
4. A proposal to amend the Zoning Code. Specifically Section 33, B-3 Central Business Zone, Item 33.03, to eliminate the current requirement for a ten (10) foot front yard, ten (10) foot side yard, and a fifteen (15) foot rear yard.
5. A proposal to amend the Zoning Code. Specifically in Section 40 Off-Street Parking and Off-Street Loading Regulations.
 - A. Item 40.04.04 (titled Commercial Establishments devoted to Retail Sales, Trade, Merchandising or Similar Use) to change from one (1) space for each one hundred (100) square feet of net area used to one (1) space for each three hundred (300) square feet of gross building area per floor. Eliminate reference to employee parking.
 - B. Combine part or all of the below listed items into one (1) new item to be titled: Public Assembly for Cultural, Entertainment and/or Recreational Uses.
 - a) Part of current Item 40.04.05 Community Centers, Library, Museums (now requires one (1) space for each two hundred (200) square feet of gross floor area).
 - b) All of current Item 40.04.18 Recreational Establishments; Commercial other than a Theater, Auditorium or Stadium (now requires one (1) space for each one hundred (100) square feet of floor area, and one (1) space for each two (2) employees).
 - c) All of current Item 40.04.21 Theater, Auditoriums, Churches, Stadiums, Gymnasiums or Similar Places of Public Assembly (now requires one (1) space for each seven (7) seats, or similar measure of standard holding capacity).

The proposed new item: Public Assembly for Cultural, Entertainment and/or Recreational Uses would require one (1) space for each three hundred (300) square feet of gross building area per floor.

P.O. # 717 The above legal notice to appear in
the MIDDLETOWN PRESS TWICE

Saturday, October 2, 1976
Saturday, October 9, 1976

- C. Item 40.04.05 (titled Community Center, Library, Museums, Civic Clubs, Private Clubs, Lodges, and Similar Uses). Relocate first three (3) uses as previously proposed above and change requirements for club type uses from one (1) space for each two hundred (200) square feet of gross floor area to one (1) space for each fifty (50) square feet of gross building area per floor.
- D. Item 40.04.15 Office Buildings, Professional Building or Similar Use. Change current requirements of one (1) space for each three hundred (300) square feet of gross floor area to one (1) space for each five hundred (500) square feet of gross building floor area.

Note that this Code amendment proposal is to apply to all zones except the B-3 Central Business Zone (outside of the Redevelopment Project, Ct. R 105) where no off-street parking is required except as part of a municipal off-street parking program.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD

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

*Filed in Tom Clark's
Office 9/30/76
11:34 A.M.*

P.O. # 717 The above legal notice to appear in
the MIDDLETOWN PRESS TWICE

Saturday, October 2, 1976
Saturday, October 9, 1976

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING NOVEMBER 10, 1976, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

1. An application for a text amendment to the Zoning Code, Section 61, Business Zones, to permit service and repair of automobiles and automobile parts in a B-2 Zone. Applicant Michael Augeri.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD.

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

P.O. # 717

The above legal notice to appear
TWICE in the MIDDLETOWN PRESS

Saturday, October 30, 1976
Saturday, November 6, 1976

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING DECEMBER 8, 1976, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

1. Proposal for expansion of 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.
2. Application by Glenn A. Fritz, for a Special Exception to permit a small appliance sales and service facility at 165 East Main Street, a TD Zone (Transitional Development Zone). Property owner, Thomas A. Cardini.
3. Application by South Green Associates for a Special Exception to permit a drive-up banking facility at the corner of Church and Hubbard Streets, R-4 Zone (General Residence). Owner, City of Middletown.
4. A proposed rezoning of land near the municipal boundary on the west side of Route 17 from I-2 to R-1, so as to be in conformance with the Plan of Development. A map showing the proposal is on file in the Town Clerks Office.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD

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

P.O. 1717
ABOVE LEGAL NOTICE TO APPEAR
IN THE MIDDLETOWN PRESS TWICE
Sat. Nov. 27, 1976
Sat. Dec. 4, 1976