

LEGAL NOTICE
MIDDLETOWN, CONNECTICUT

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION at its Meeting of
December 12, 1984

1. Approved a special exception to permit a rear lot off Highland Avenue in an R-1 zone with the provision that the surface water run-off problem be resolved during the site plan review process. Applicant/agent Robert W. Smoloski/Atty. Chester Dzialo
2. Denied special exception to permit a condominium development located on Washington Street near the Town Line with Middlefield in an R-3 zone. Applicant/agent KLM Associates/Atty. Sbarge.
3. Approved subdivision and site plan for the Westlake P.R.D. Project Number 8 (Town Colony at Westlake) with the provision that a bonding agreement be attained, related to the completion of Westlake Drive; in accordance with the letter from Westlake developers MIDCONN PARTNERSHIP. Applicant/agent Crow, Terwilliger and Dressler, Inc./Atty. Michael Dowley.
4. Denied expansion of a non-conforming use addition for the Loyal Order of Moose #1547 located on Randolph Road. Applicant/agent Loyal Order of Moose/Richard Walker
5. Granted final approval for the Hoberman subdivision located on George Street with the provision that it meet staff requirements. Applicant/agent Marvin & Maomi Hoberman/Atty. S. J. Cartellj.
6. Gave an affirmative G.S. 8-24 Report regarding property exchange along Tuttle Road between the City of Middletown and Bourdon Forge Company. Applicant Public Works.
7. Denied special exception to permit a home occupation for the repair of TV sets located at 1195 South Main Street in an R-1 zone. Applicant/agent Whitney Withey/Atty. Dean A. Thomasson.
8. The Commission elected the following members as officers of the Commission: Stephen T. Gionfriddo, Chairman, Cos Giuffrida, Vice-Chairman, Louis A. Carta, Secretary. Also Stephen T. Gionfriddo was elected as a representative to the Midstate Regional Planning Agency and Sebastian J. Passanesi as a representative to the Parking Authority.
9. Continued public hearing for a special exception to allow a day care center in an R-1 zone. Applicant Robert Parker.
10. Continued public hearing for a Zoning Code text amendment to permit a "fitness center" in the IT zone. Applicant Kevin Cleary.
11. Canceled scheduled meeting on December 19, 1984 and December 26, 1984.
Stephen T. Gionfriddo, Chairman
Planning and Zoning Commission

P.O. # 18748

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

Monday, December 17, 1984

LEGAL NOTICE
MIDDLETOWN, CONNECTICUT

NOTICE OF DECISION OF THE PLANNING AND ZONING COMMISSION at its Meeting
of November 28, 1984

1. Adopted text amendment to Zoning Code and Subdivision Regulations related to posting a public hearing sign to now require that a proponent who fails to display the sign shall be required to file a new application. Effective date is December 14, 1984. Proponent P & Z Commission.

2. Adopted proposal to change Zoning Code text item 14.02 to 14.02A and add a new item 14.02B which shall be entitled "Non-Conforming Parcel of Land With Structures", and shall state that: "In any zone where there may have been structures built on parcels of land not in conformance with these regulations, it is in the best interest of this Code to attempt to mitigate the irregularities. For this purpose the Commission may accept a recommendation from the Planning Director for a rearrangement of the parcel which will eliminate as many non-conforming features as circumstances permit. No new structures shall be authorized by the parcel rearrangement nor shall violations of previous Zoning Code requirements or Subdivision Regulations as they existed prior to December 1, 1984 be excused. The Commission shall recognize that there may be circumstances for which there is no mitigating arrangements possible. Effective date is December 15, 1984. Proponent P & Z Commission.

3. Gave an affirmative G.S. 8-24 Report for proposed gift of land in the flood plain from INFORM to the City of Middletown. The parcel is located west of Industrial Park Road adjacent to the Sawmill Brook.

4. Granted time extension of one year for a special exception to permit a professional office on Washington Street. Applicant Sebastian J. Passanesi.

Stephen T. Gionfriddo, Chairman
Planning and Zoning Commission

P.O. #18748

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

Monday, December 3, 1984

LEGAL NOTICE
MIDDLETOWN, CONNECTICUT

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION at its
Meeting of November 14, 1984

1. Approved expansion of a non-conforming use located on Washington Street in a B-2 zone for a more efficient drive-in feature. Applicant/agent McDonald's Corp./Joseph Comis.
2. Rejected Loyal Order of Moose Club application because they did not post a sign in accordance with the Zoning Code requirement.

Stephen T. Gionfriddo, Chairman
Planning and Zoning Commission

P.O. #18748
The above legal notice to appear
in the Middletown Press ONCE.

Tuesday, November 20, 1984

LEGAL NOTICE
MIDDLETOWN, CONNECTICUT

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION at its Meeting
of October 24, 1984

1. Granted approval for division of a parcel of land on Farm Hill Road,
an R-1 zone, into two lots with frontages of 80 and 60 feet. Applicant/a-
gent Mary Lesbines/Atty. S. J. Cartelli.

Stephen T. Gionfriddo, Chairman
Planning and Zoning Commission

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

Monday, October 29, 1984

P.O. # 18748

LEGAL NOTICE
MIDDLETOWN, CONNECTICUT

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION
at its Meeting of October 10, 1984

1. Denied Special Exception to permit an automobile dealership located at 790 Newfield Street. Applicant/agent Salvatore and Frances Forlini/Sherwood Jones.
2. Authorized release of \$5,550.00 to Chimney Hill and the retention of \$5,000 for installation of fire alarm system. Applicant Chimney Hill
3. Granted approval for 2 lots of record for minor adjustment of dividing line located on Lakeside Avenue. Applicant/agent Mary J. Adorno/Sal Adorno
4. Approved minor expansion of a non-conforming use located at 15 Rome Avenue. Applicant/agent Eugene Wiernasz/Gene's TV & Electronics.
5. Granted final approval for the Bonalsky subdivision located on Bartholomew Road and Chamberlain Hill Road in an R-1 zone with the proviso that it meet all the Departmental requirements. Applicant/agent Leonard Bonalsky.
6. Granted approval for a resubdivision of an additional two lots located on Congdon Street as depicted on a map entitled, "Resubdivision of Property of Frederick G. & Myrtle Congdon dated 8/20/84", in an R-1 zone. Applicant/agent Frederick G. and Myrtle Congdon/Atty. William Howard.
7. Granted approval for a 3 lot resubdivision as depicted on a map entitled "Land of Anthony & Mary V. Scirpo, Round Hill Rd., Middletown, Conn., dated 11/6/75" with the proviso that it meet the Water and Sewer Depts'. requirements in an R-1 zone. Applicant/agent Attilio and Teresa Augeri.
8. Granted approval for a resubdivision of a parcel into 2 lots located at Ballfall Road as depicted on a map entitled "Subdivision of the Property of John H. Marosz, dated 9/8/84-", in an R-1 zone with the proviso that it meet Water and Sewer Depts'. requirements. Applicant/agent John H. and Janet L. Marosz/Atty. Joseph Borkowski.

Stephen T. Gionfriddo, Chairman
Planning and Zoning Commission

P.O. #18748

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

October 15, 1984, Monday

Legal Notice September 12, 1984 Continued from Page 1

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10. Granted special exception to permit pet grooming establishment as retail services in the TD zone at 197 Main Street Extension. Applicant/Agent Joseph T. Fitzpatrick.

11. Adopted a requirement for signs to be displayed as a means of informing the public when a public hearing is held by the Commission related to a geographic location. Both the Zoning Code and Subdivision Regulations are amended. The specific provisions are filed in the Office of the Town Clerk. The effective date is October 1, 1984. The requirement shall be in effect until April 1, 1985.

Stephen T. Gionfriddo, Chairman
Planning and Zoning Commission

P.O. # 18748

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

Monday, Septebmer 17, 1984 .

LEGAL NOTICE
MIDDLETOWN, CONNECTICUT

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN, CONNECTICUT, at its Meeting of August 8, 1984

1. Accepted withdrawal of a proposed special exception to permit a rear lot located on Ballfall Road in an R-1 zone. Applicant/agent John H. & Janet Marosz/Atty. Joseph Borkowski.
2. Granted preliminary approval of a special exception to permit a rear lot on Aston Lane in an R-1 zone as depicted on a map entitled, "Subdivision of the Bednarz Property, revised 7/26/84". Applicant/agent Frank Bednarz etal/T. F. Jackowiak.
3. Granted lot certification to a parcel on 36 McDowell Road for applicant/agent Frank L. & Janet Cassello/T. F. Jackowiak.
4. Interpreted Zoning Code Flood Area Management Regulations regarding a building to be constructed on South Main Street opposite Ward Street and found it as being in acceptable compliance with the regulations. Applicant/agent Bess Eaton Donut Flour Co, Inc./Terry Rhodes.
5. The Commission clarified a stipulation regarding the approval given to a special exception to permit a day care center on Middle Street as it applies to the subsurface sewage disposal system. The stipulation is as follows: "A subsurface sewage disposal system not located on the same lot as the building served shall be located on an easement attached thereto. Such easement shall be properly recorded on the land records and shall be revokable only by agreement of both property owners and the Commissioner of Health Services". Applicant Judith Binder.
6. Granted preliminary approval of a 5 lot subdivision located on Millbrook Road, Randolph Road, and East Ridge Road in an R-1 zone as depicted on a map entitled, "Subdivision Map Property of Gillis Liljedahl, Jr. dated April 24, 1984". Applicant/agent Gillis Liljedahl, Jr./Atty. Joseph Borkowski.
7. Granted preliminary approval to a 3 lot subdivision located south of Mill Street and east of Sumner Creek in an I-1 zone as depicted on a map entitled, "Property surveyed for Fenner America LTD. 331 East Main St., Middletown, date 3/84, revision 7/16/84". Applicant/agent Fenner American LTD./Atty. Edith Netter.
8. Adopted proposed Zoning Map amendment to rezone the property of Connecticut Valley Hospital from R-1 (Restricted Residence) to ID (Institutional Development). Effective date is 9/1/84. Map is on file in the Office of the Town Clerk. Proponent Planning and Zoning Commission.
9. Adopted Zoning Code text amendment to permit a Solid Waste Facility in an ID zone as a special exception use. Effective date of amendment is 9/1/84. Proponent Planning and Zoning Commission.
10. Denied Subdivision Regulations text amendment to permit cash deposit for placement of pins and monuments. Proponent Planning and Zoning Commission.
Stephen T. Gionfriddo, Chairman
Planning and Zoning Commission

P.O. 18748

The above legal notice to appear in Middletown Press ONCE. August 17, 1984, Friday.

LEGAL NOTICE
MIDDLETOWN, CONNECTICUT

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN, CONNECTICUT, at its meeting of July 11, 1984

1. Denied a proposed Zoning Map amendment to rezone an area of land from R-1 (Restricted Residence) to RR (Rural Residential) zone bounded by Randolph Road, Route 155 on the north, South Main Street, Route 16 on the west, Route 9 on the east, and Municipal boundary with Durham and Haddam on the south. Proponent was P & Z Commission.
2. Adopted and established an effective date of 8/1/84 for a Zoning map amendment from R-1 (Restricted Residence) to an IT (Interstate Trade) zone for an area located north of Miner Street, south of present Raymond Engineering, Inc. site with the stipulation before any access to Miner Street is built or used Miner Street must be upgraded either by the City or the applicant. Applicant/agent Raymond Engineering, Inc./Arthur G. France. Map has been filed in the Office of the Town Clerk.
3. Adopted and established an effective date of 8/1/84 for a Zoning Map amendment from R-1 (Restricted Residence) to I-2 (Restricted Industrial) zone located on the east side of Newfield Street north toward Mile Lane to include all land owned by Forlini. Applicant/agent Salvatore and Frances Forlini/Sherwood A. Jones. Map has been filed in the Office of the Town Clerk.
4. A. Adopted and established an effective date of 8/1/84 for a Zoning Text amendment under Section 25.02 as follows: Height. Maximum height of structure shall not exceed fifty feet in height except office buildings and conference center complexes which may be up to six (6) stories in height. Other height modifications are noted in Section 13.02.

B. Adopted and established an effective date of 8/1/84 for a Zoning Text amendment under Section 40.03.10 as follows: Joint Uses. Land or buildings used for two (2) or more purposes, the number of parking spaces required shall be the sum of the requirements for the various individual uses, computed in accordance with this paragraph; parking facilities for one (1) use shall not be considered as providing the required parking facilities for any other use, except as provided in Section 40.04.26.

C. Adopted and established an effective date of 8/1/84 for a Zoning Text addition under Section 40.06.04 as follows: Conference Center Complex. A Conference Center Complex shall require one (1) loading space.

D. Adopted and established an effective date of 8/1/84 for a Zoning Text amendment under Section 40.04.26 as follows: Conference Center Complex. One (1) space for each guest room in the hotel, plus one (1) space for each two (2) employees located on the site, plus one (1) space for each fifty (50) square feet of restaurant dispensing food, drinks or refreshments calculated on the floor area devoted to patron use within the establishment, excluding restrooms. Parking spaces for uses such as ballroom functions, within the Conference Center Complex, whose peak attendance will be at night or on weekends, may be provided by the use of off-street parking facilities on the same or an adjacent lot, which also serve to satisfy parking requirements for daytime and non-weekend uses such as office building.

E. Adopted and established an effective date of 8/1/84 for a Zoning Code Text addition under Section 61.01.46 as follows: Conference Center Complex. A hotel with a minimum area of 200,000 square feet on at least fifteen (15) acres and a minimum of two hundred fifty (250) rooms with multi-purpose public meeting and conference rooms, auditoriums, ballrooms and assembly halls, together with customary conference center-hotel accessory uses, including, but not limited to, eating establishments, dining facilities and entertainment areas, all serving food only as well as those serving both food and alcoholic beverages, gift and other shops; swimming pools, sauna and steam rooms; barber shops and beauty parlors; and secretarial and other services. Permitted in IT zone. Applicant/agent for the above Zoning Text amendments and additions is Flatley Co./Atty. Michael Dowley.

5. Gave a negative G.S. 8-24 Report concerning an antenna on a tower in an R-1 zone located on White Road. Applicant Water/Sewer Dept.

6. Gave an affirmative G.S. 8-24 Report regarding an agreement between the City and Westfield Associates for water and sewer facilities. Applicant Water/Sewer Dept.

7. Approved proposed 3 lot subdivision as depicted on a map entitled "Subdivision of Property Owned By Cecelia Czaja, dated June 1, 1984" located on Boston Road in an R-1 zone with the stipulation that the existing garage be shown on the map. Applicant/agent Cecelia Czaja.

8. Approved special exception to permit the addition of a gym and classrooms in an R-1 zone located on Brooks Road. Applicant/agent Fellowship Baptist Church/Essex Building Systems.

Granted preliminary approval of
9. ~~Approved~~ an 8 lot subdivision as depicted on a map entitled "Brush Hill Farms, dated 6/19/84" located on Brush Hill Road in an R-1 zone with the following stipulations: a. Transfer of City land must be accomplished. b. Inland/Wetlands approval must be granted. c. Storm water drainage must flow into Dooley's Pond. d. Meet the requirements of the Public Work's Dept. Applicant/agent Louis A. Carta

10. Granted site plan approval for the Wesleyan Hills Long Hill Road 110 condominiums with the stipulation that the project be in compliance of all departmental requirements and regulations. Applicant Hill Developemnt Corp.

Stephen T. Gionfriddo
Planning and Zoning Commission

P.O. #016548

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

Monday, July 16, 1984

LEGAL NOTICE
MIDDLETOWN, CONNECTICUT

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN,
CONNECTICUT, at its meeting of June 27, 1984

1. Granted reapproval for a resubdivision and special exception to permit a rear lot in an R-1 zone located on the east side of East Street plus one regular lot as depicted on a map entitled "Property of Herman C. & Marion H. DeMerchant, dated 9/8/75, revised 9/2/83". Applicant/agent Herman C. and Marion H. DeMerchant/T. F. Jackowiak

2. Approved alteration of a boundary line between two lots located on 338 Ridge Road and Lot 1 Linbert Street for applicant/agent South Congregational Church of Middletown/Marvin Kelley.

3. Gave preliminary approval to Brechlin subdivision, Westfield Heights subdivision, and Fredrickson subdivision, all with the contingencies and stipulations set forth in a memorandum from the City Attorney to the Chairman of the Commission dated June 27, 1984. Applicants/agents Westfield Associates/Atty. William T. Shea and Ruth Brechlin/Atty. George V. Lawler

Stephen T. Gionfriddo, Chairman
Planning and Zoning Commission

P.O. #016548

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

July 7, 1984, Saturday