

CITY OF MIDDLETOWN  
AGENDA  
THE PLANNING AND  
ZONING COMMISSION



*Chm.*  
*Vice-Chm.*  
*Sec'y*  
**MEMBERS**

*Daniel Russo (15)*  
*Molly Salafia (15)*  
*Joyce Rossitter (15)*  
*Richard Pelletier (15)*  
*Stephen Devoto (17)*  
*Jeremy Clark (17)*  
*Vincent Szyrkowicz (17)*  
*Elizabeth Emery (15)*  
*Philip Pessina (17)*  
*Robert Blanchard (15)*  
*Mayor Daniel T. Drew*  
*Michiel Wackers, Director*  
*Bruce E. Driska, Deputy Director*

**ALTERNATES**

*Ex-Officio*  
*Staff*

**JANUARY 28, 2015  
COUNCIL CHAMBERS  
MUNICIPAL BUILDING  
7:00 P.M.**

**1. Pledge of Allegiance**

**2. Roll Taking**

**3. Items removed from the agenda and why**

**4. Public comment on items on agenda which are not currently scheduled for a public hearing**

**5. ZEO Certification that all public hearing signs have been properly noticed (when scheduled)**

**6. Public Hearings (when scheduled)**

1. Continued: Proposed Zoning Code Text Amendment with regard to Section 48.00 for Signs. Proponent PCD Dept. Z2014-6 A copy of the proposed text is on file with the Office of the Town Clerk.
2. Proposed text amendment to add Data Center to Sections 16.04.13, 61.01.60, 61.02.39, 44.08.45, 40.04.29, 40.06.06. A copy of the proposed text is on file in the Office of the Town Clerk. Applicant/agent City of Middletown Z2014-10
3. Proposed Special Exception to convert an existing building (the old Hartford Courant) to a retail business (Auto Parts Store) in a TD zone located at intersection of Saybrook Road, Mill Street and East Main Street (across from Stop & Shop). Applicant/agent Saybrook Commons LLC SE2014-8
4. Proposed Zoning Code Text Amendment to add Section 16.20.03 definition of the Transitional Development. Proponent PCD Dept. Z2015-1 A copy of the proposed text is on file with the Office of the Town Clerk.

**7. Old Business**

**8. New Business**

1. Proposed Site Plan Review for construction of a new housing development consisting of 89 units which includes retail space to be located at 138 College Street. Applicant/agent Hajjar Management Company/Jeff Bianco/Northeast Cooperative SPR2015-8
2. Proposed Zoning Code Text Amendment to add Sections 33.02 and 55.04.A.1.c for Downtown Projects. Applicant/agent Catherine Johnson Z2015-2

**9. Public comment on topics which are not or have not been the subject of a public hearing**

**10. Minutes, Transcripts, Staff Reports and Commission Affairs**

1. Minutes of 1/14/15 Regular Meeting
2. Other Commission Affairs
  - a. River-Cog Report

**11. Adjournment**

Alternates: **E. Emery, P. Pessina, R. Blanchard**

245 deKoven Drive, Middletown, CT 06457 [www.middletownplanning.com](http://www.middletownplanning.com)  
[www.cityofmiddletown.com](http://www.cityofmiddletown.com)

**ITEM 8.1**  
**PROPOSAL FOR NEW TEXT FOR DOWNTOWN PROJECTS - JAN. 15, 2015**

**1. Section 33.02.**

For all properties in the B-1 zone fronting Broad Street: max. 4 story height, 25' from front property line.

*This requirement would gently moderate the change in scale from the large downtown commercial buildings to the 2-story historic houses on the west side of Broad Street, for only a distance of 25' along the street.*

*Note: Building height is moderated elsewhere downtown now: B-1 (downtown) permits a height of 12 stories but limits building height for Main Street buildings to 6 stories.*

**2. Public hearing**

Any projects downtown over 10 residential units or 8,000 sf (any use) require a public hearing.

*Downtown projects are invariably significantly larger than other projects in town. These projects should be subject to public hearings, as they often involve city land, gift, or other benefit. The public should be allowed to weigh in, as larger buildings demand more public resources (policing, etc.)*

*Note: A site plan review is required now for all projects over 5,000 sf of new construction and 10 parking spaces anywhere in the city.*

**3. Application Procedure**

All projects adjacent to the Village District require public notice, including letters to abutters within 200' of property. Prior to submitting an application, the applicant is encouraged to hold a public meeting with the neighborhood to survey opinions on the proposal.

*Sending notice to area property owners would alert the neighborhood that a project in the works, and give people the opportunity to discuss the project with the developer prior to a public hearing, or simply to participate in the meetings as part of the application schedule. Often important details about the project, property, or neighborhood can be shared without doing this in the public forum.*

**4. Section 55.04.A.1.c.**

Drawing requirement for all downtown projects:

Street sections, scale: 1" = 100' for each street the project borders

Existing site plan, scale: 1" = 100'

Proposed site plan, scale: 1" = 100'

Plans above must show at least 1800 x 2400' of the surrounding neighborhood.

*Note: a site plan (called a locator plan) is required at scale 1" = 1000' but this only helps the plan reviewer locate the site; it's too small a map to understand the relationship of the building to the neighborhood. A larger plan is needed so the commission can see how the project fits into the existing neighborhood and fulfills other issues. Street sections will also help the commission understand the size of the proposed construction.*