

LEGAL NOTICE

**MIDDLETOWN PLANNING AND ZONING COMMISSION PUBLIC HEARING
FEBRUARY 12, 2014, 7:00 P.M., COUNCIL CHAMBERS, 245 DEKOVEN DRIVE,
MIDDLETOWN, CT**

**PUBLIC COMMENT MAY BE LIMITED TO FIVE MINUTES. PUBLIC IS
ENCOURAGED TO SUBMIT WRITTEN COMMENTS PRIOR TO OR AT THE PUBLIC
HEARING.**

1. Request for a map amendment to rezone 610 East Street from non-conforming in an R-15 zone to Neighborhood Rural Commercial Development Zone. A copy of the proposed map amendment is on file with the Office of the Town Clerk. Applicant/agent McCoid Family Living Trust Z2013-11
2. Proposed zoning code text amendment to remove existing Section 62.01 and 62.02 of the Zoning Code and add new Section 62.01 text amendment for a three (3) month moratorium on Special Exceptions in the MX Zone. A copy of the proposed text is on file in the Office of the Town Clerk. Applicant/agent City of Middletown/Planning, Conservation and Development

Daniel Russo, Chair
Planning and Zoning Commission

P. O. No. 2002-03014, Account No. 067419

The above legal notice to appear in the Hartford Courant TWICE

Friday, January 31, 2014
Friday, February 7, 2014

RECEIVED
16 JAN 24 PM 2:53
TOWN CLERK
MIDDLETOWN, CT

THE MUNICIPAL BUILDING IS WHEELCHAIR ACCESSIBLE

**ITEM 6.2
PLANNING AND ZONING MEETING
2/12/14**

Section 62.01

A zoning moratorium is declared with respect to the submission of applications for special exception uses in the MX zone throughout the city, for the purpose of engaging in a comprehensive land use planning process of special exceptions in the MX zone.

For a period of three months following the adoption of this amendment, no proposal for special exception in the MX zone may be considered or approved.

During the three (3) month period the Commission shall engage in a comprehensive review of the zoning map and text with regard to the MX zone and will examine the locations of the MX zones and each of the special exception uses in the MX zones and recommend possible changes to the zoning map and or text. Changes will be the subject of a public hearing as required by law.

The guiding principle of the review will be to protect the public health, safety, natural environment, economic prosperity and general welfare of the citizens of Middletown. The review will further be guided by the pertinent recommendations of the most recent Middletown Plan of Conservation and Development as they relate to the MX zone.

Primarily Commercial

60.02.01- Ambulance Service (44.08.01)

60.02.02- Child Care Facilities (44.08.02)

60.02.05- Private clubs, service organizations, including community buildings and similar recreational uses privately owned and/or operated (44.08.05)

60.02.08- Professional and business offices not including medical or dental clinics or mental health/substance abuse treatment facilities, offices or clinics (44.08.08)

60.02.09- Neighborhood stores (44.08.09)

60.02.17- Banking facilities with the drive-up windows (44.08.12)

60.02.33- Retail Sales and/or Rentals of Used Automobiles (44.08.33)

60.02.41- Mixed Use Development (44.08.45)

61.02.35- Medical and Dental Clinics- Medical and Dental Offices with less than five (5) practitioners, specifically excluding those whose principal service is mental health and/or substance abuse diagnosis and treatment.

60.02.28- Existing Neighborhood Restaurants not to exceed 1800 square feet. Drive-thru permitted by Special Exception.

60.02.30- Bed and Breakfast (44.08.30)

Primary Residential

60.02.03- Conversion of existing residential buildings to a different number of dwelling units. (44.08.22)

60.02.04- Fraternity and Sorority Houses (44.08.04)

60.02.07- Housing for elderly or physically handicapped persons (44.08.07)

60.02.13- Multi-family Dwelling (44.08.21)

60.02.29- Care/Nursing Homes (44.08.29)

Other

60.02.15- Adaptive residential use for structures currently or recently occupied by non-conforming use.

60.02.16- Adaptive historic preservation use harmonious with the physical characteristics and originally designed use of the structure (44.08.26)

60.02.11- Public Utility buildings and structures (44.08.11)

60.02.21- Churches and other places of worship, including parish houses. Parish house shall include a one or two family house used by a Church as personal residence by members of its clergy and/or its fulltime employees.

60.02.25- Libraries, museums and similar institutions of non-commercial nature

60.02.32- Bus stop Passenger Shelter (44.08.25)