
Application: S2011-2
Applicant: Philip Reynolds
Owner: Reynolds Philip A Trustee
Address: Coleman Road
Zone: R-30 Residential
Description: Final Subdivision Lots #1-3

Proposal

Philip Reynolds submitted a request for final subdivision approval for Lots 1-3 as granted in the preliminary subdivision approval for the Cedar Ridge subdivision located on Coleman Road in the R-30 zone.

Existing Conditions

The site contains 6.472 acres with 555.63 ft of frontage on Coleman Road and 53.79 ft of frontage on South Main Street. The property is currently vacant and densely vegetated. There are areas of steep slope and exposed ledge. A portion of the northern part of the property is located in a wetlands upland review area.

There is sewer, water and drainage infrastructure under South Main Street. There is drainage infrastructure but no sewer or water under Coleman Road.

Background

The subdivision obtained preliminary approval for the 6 lots from The Planning and Zoning Commission on May 11, 2011 (Appendix A). The Planning and Zoning Commission later granted final approval for Lots 4-5 (Appendix B) and Map #19-2012 (Appendix C) was recorded in the Town Clerk's office. Lot 6 was later merged with the property located to the south.

The IWWA granted approval for a subdivision plan creating 6 new lots on Coleman Road on April 6, 2011. The Agency determined that no permit was required for Lots 2-6 and Lot 1 shall require a wetlands permit application. The approval was renewed by the IWWA on July 1, 2020 (Appendix D).

Subdivision Map

A subdivision map was provided depicting the boundaries for Lots 1, 2 and 3.

Lot	Frontage	Size
Required (R-30 Zone)	200 ft	30,000 SF
1	209 ft	92,879 SF
2	200 ft	96,694 SF
3	200 ft	95,823 SF

All lots meet the minimum frontage and size requirements for properties in the R-30 zone and are on septic and private wells (21.02 & 21.05).

There is a 30 ft wide conservation easement area located at the back of Lots 1 and 2 and a 60 ft wide conservation easement area located at the back of Lot 3 as similarly depicted on the preliminary subdivision plan.

Site Plan

The site plan depicts the site development of each lot with a single family use (60.01.01). Each lot will be developed with a single-family dwelling, driveway, drainage system, underground utilities, private septic system, private well, and other associated improvements.

The driveways and attached garages can easily accommodate parking for three vehicles (40.04.016)

The depicted lot coverages are less than 3%. Lot coverage requirements would not likely have any impediment on the development of these properties (21.03).

Each site will have stormwater mitigation where runoff from the buildings roofs will be collected and discharged to an underground detention system. Runoff from the driveway will sheet flow across the front yards.

The plan depicts street trees to be installed along the frontage of the property 50 ft on center except where existing trees can remain. Other significantly sized trees are noted to remain undisturbed.

Sedimentation and Erosion controls depicted on the plan include silt fencing around the disturbed area and around stockpile areas. Erosion control blankets will be installed to protect existing steep slopes greater than 5:1. Check dams supported by hay bales will be installed to direct runoff way from adjacent properties.

Modifications

Since the 2011 approval the applicant the applicant has modified the plan to install wells on lots 1, 2, and 3 instead of extending the waterline from South Main Street down Coleman Road. On March 8, 2018 the CT Department of Health granted approval for the installation of 3 water wells (on Lots 1-3) subject to local approval (Appendix E).

Recommendations

Staff recommends approving the final subdivision for Lots 1-3. The following should be completed as follows:

Prior to the recording of the Mylar:

1. A note shall be added to the plan that the conservation area shall be left in its natural state and only management or maintenance that encourages growth of native species and improve wildlife habitat.

2. A note shall be added to the subdivision map noting that significant trees shall be preserved.
3. The Common Council shall review and accept the proposed drainage easement located on Lot 1.

Prior to the issuance of any building permits on Lots 1-3:

1. PCD staff shall review the development plans for compliance with the subdivision approval and the Middletown Zone Code.
2. The City Engineer shall review the stormwater management plans to determine that the proposed plan results in a zero increase stormwater run-off from the property.
3. The applicant should work with the City Engineer to determine which trees should be removed to improve sight distances at the driveways.

Prior to the start of construction or site disturbance and during onsite activity:

1. City staff shall inspect the property to assist in identifying which trees on site shall be preserved.
2. Sedimentation and Erosion controls shall be installed and inspected by City Staff. Controls shall remain intact and functional during the duration of the site work. Anti-tracking pads shall be installed at each construction entrance.
3. Notification shall be sent about blasting 30 days in advance to abutting properties and offer pre-blast foundation surveys to allow for compensation should there be any damage as a result of blasting.
4. Best efforts be made to limit damage the exposed ledge.
5. Large trees on the property be preserved.
6. The developer insert all necessary safeguards and conditions on the land to leave the conservation easement area in its natural state and only allow management or maintenance that encourages devisable growth and improve wildlife habitat.

APPENDIX A

Revised

LEGAL NOTICE

NOTICE OF DECISION BY THE MIDDLETOWN PLANNING AND ZONING COMMISSION at its regular meeting of May 11, 2011

1. Granted a Special Exception for a change of use from a dog grooming facility to a therapeutic massage business at 197 Main Street Extension. Applicant/agent Anita M. Paquette SE2011-4
2. Granted preliminary approval of a six (6) lot resubdivision of the property of Philip A. Reynolds Living Trust located on the east side of Coleman Road near the intersection with South Main Street and adjacent to Maple Shade Road to be known as Cedar Ridge with a condition that: 1) a common drive be constructed so that it enters lot 4 and serves lots 4, 5, and 6; 2) the location of the house on lot 4 be moved to minimize or eliminate blasting; 3) notification be sent about blasting 30 days in advance to abutting properties and offer pre-blast foundation surveys to allow for compensation should there be any damage as a result of blasting; 4) a determination be made that the proposed stormwater mitigation proposals are adequate to result in zero increased stormwater run-off from the property; 5) best efforts be made to limit damage to the exposed ledge; 6) large trees on the property be preserved; 7) the developer insert all necessary safeguards and conditions on the land records to leave the conservation easement area in it's natural state and only allow management or maintenance that encourages desirable growth and improve wildlife habitat. Applicant/agent Philip A. Reynolds, Trustee/Frank C. Magnotta, PE S2001-2
3. Granted Site Plan Approval to construct a new pharmacy with a Special Exception for filling in the floodplain and a pharmacy drive-thru at 308 Main Street Extension. Applicant/agent CVS/Mark Grocki, P.E., LEED AP SE2011-2
4. Adopted a Zoning Code text amendment to modify Section 32.01 Uses in the B- zone with an effective date of May 31, 2011. A copy of the adopted text is on file in the Office of the Town Clerk. Proponent P&Z Dept. Z2011-1

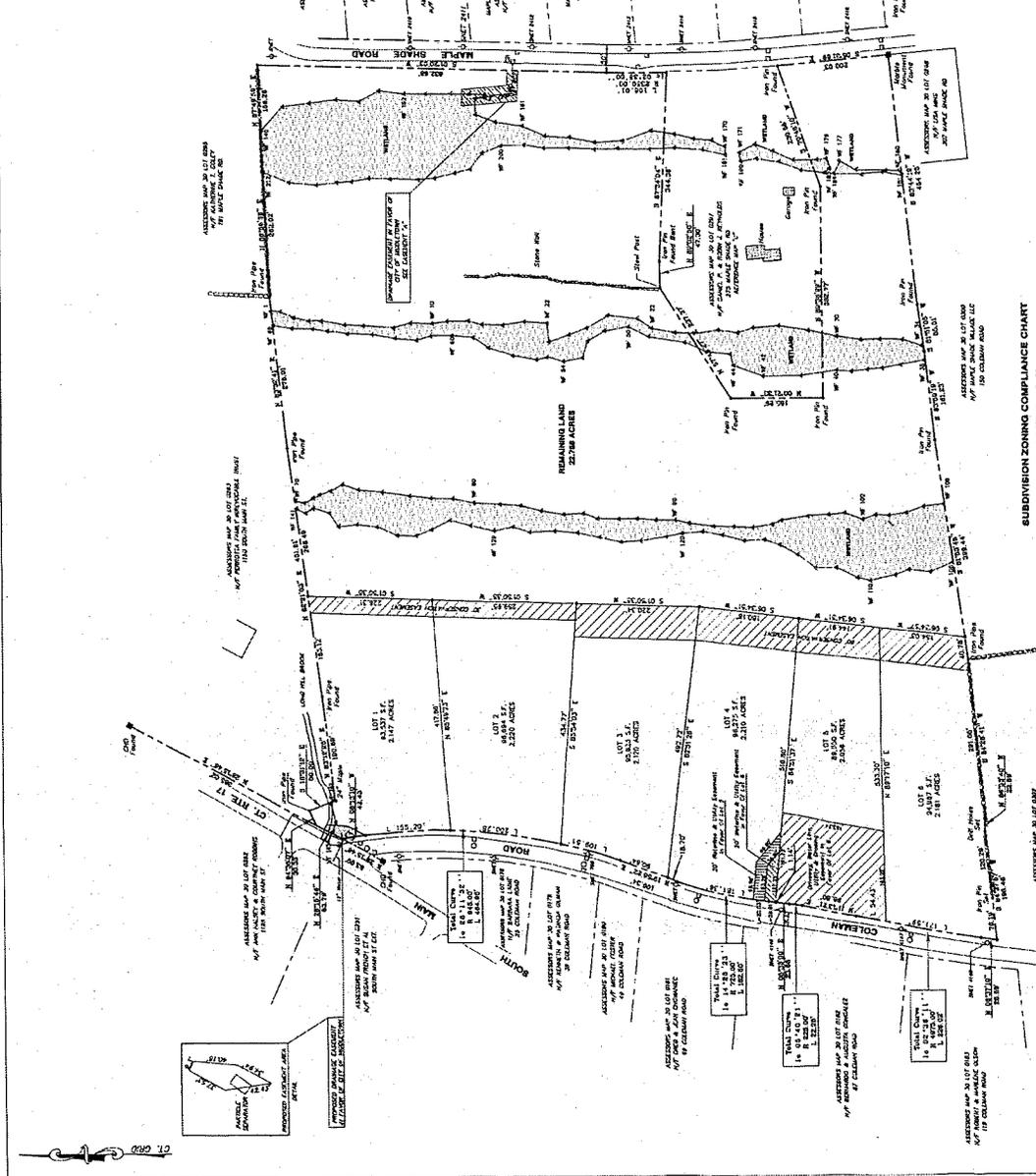
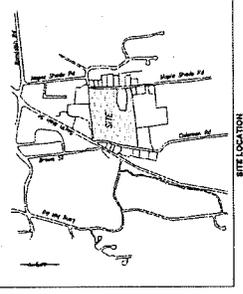
Quentin W. Phipps, Chair
Planning and Zoning Commission

RECEIVED
MIDDLETOWN
TOWN CLERK
MAY 17 2011 3:00

P. O. No. 2003-01785, Account No. 067419

The above legal notice to appear in the Hartford Courant ONCE

Thursday, May 19, 2011



SUBDIVISION ZONING COMPLIANCE CHART
ZONE DISTRICT - R-20

ITEM	REQD	PROPOSED	MINIMUM
ZONE R-20	1	2	3
LOT NUMBER	45,000 S.F. 10,137 S.F.	46,275 S.F. 10,137 S.F.	45,000 S.F. 10,137 S.F.
LOT AREA S.F.	1,033 ACRES 2,120 ACRES 2,187 ACRES	1,033 ACRES 2,120 ACRES 2,187 ACRES	1,033 ACRES 2,120 ACRES 2,187 ACRES
MINIMUM FRONTAGE	200'	200'	200'
MINIMUM FRONT SETBACK	15'	15'	15'
MINIMUM REAR SETBACK	40'	40'	40'
MINIMUM SIDE SETBACK	30'	30'	30'
MINIMUM LOT AREA	200'	200'	200'

SURVEY NOTES:
 1) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CONNECTICUT STATE APPROVED SURVEYING PRACTICES AND STANDARDS.
 2) THE TYPE OF SURVEY PREPARED IS A PROPERTY/ADJACENT SURVEY.
 3) BOUNDARY INFORMATION IS BASED ON A DEPENDABLE SOURCE.
 4) THIS SURVEY CONTAINS A 20' X 20' GRID.

REFERENCE MAPS:
 A) 1850-1860 MAP OF MIDDLETOWN, CT.
 B) 1860-1870 MAP OF MIDDLETOWN, CT.
 C) 1870-1880 MAP OF MIDDLETOWN, CT.
 D) 1880-1890 MAP OF MIDDLETOWN, CT.
 E) 1890-1900 MAP OF MIDDLETOWN, CT.
 F) 1900-1910 MAP OF MIDDLETOWN, CT.
 G) 1910-1920 MAP OF MIDDLETOWN, CT.
 H) 1920-1930 MAP OF MIDDLETOWN, CT.
 I) 1930-1940 MAP OF MIDDLETOWN, CT.
 J) 1940-1950 MAP OF MIDDLETOWN, CT.
 K) 1950-1960 MAP OF MIDDLETOWN, CT.
 L) 1960-1970 MAP OF MIDDLETOWN, CT.
 M) 1970-1980 MAP OF MIDDLETOWN, CT.
 N) 1980-1990 MAP OF MIDDLETOWN, CT.
 O) 1990-2000 MAP OF MIDDLETOWN, CT.
 P) 2000-2010 MAP OF MIDDLETOWN, CT.
 Q) 2010-2020 MAP OF MIDDLETOWN, CT.
 R) 2020-2030 MAP OF MIDDLETOWN, CT.

GENERAL NOTES:
 1) TOTAL AREA = 33.788 ACRES.
 2) TOTAL LOT AREA = 33.788 ACRES.
 3) TOTAL REMAINING LAND = 23.788 ACRES.
 4) TOTAL LOT AREA = 33.788 ACRES.
 5) TOTAL REMAINING LAND = 23.788 ACRES.
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 14) TOTAL LOT AREA = 33.788 ACRES.
 15) TOTAL REMAINING LAND = 23.788 ACRES.

RECORD OWNER: PHILIP A. REYNOLDS TRUSTEES OF THE PHILIP A. REYNOLDS TRUST
 1234 MAIN STREET, MIDDLETOWN, CT 06457

RECORD OWNER: PHILIP A. REYNOLDS TRUSTEES OF THE PHILIP A. REYNOLDS TRUST
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RECORD OWNER: PHILIP A. REYNOLDS TRUSTEES OF THE PHILIP A. REYNOLDS TRUST
 1234 MAIN STREET, MIDDLETOWN, CT 06457

CALL BEFORE YOU DIG 1-800-822-4455

RECORD SUBDIVISION MAP
 - PREPARED FOR -
CEDAR RIDGE SUBDIVISION
MAPLE SHADE ROAD
COLEMAN ROAD
MIDDLETOWN, CONNECTICUT
MARCH 30, 2011

Scale 1" = 100'

0 100 200 300

To my knowledge and belief, this survey is truthfully and correctly made hereon.

Robert F. Jackowiak
 28 Greenleaf Road
 Middletown, CT 06457

Jackowiak Land Surveying
 28 Greenleaf Road
 Middletown, CT 06457

REVISIONS

No.	Description	Date
1	Drawn/checked/Comments	04-14-11

THE SUBMISSION OF LAND REQUESTED ON THIS SHEET WAS GRANTED FINAL APPROVAL BY THE PLANNING AND ZONING COMMISSION AT ITS MEETING ON _____, 2011.

AND IS THEREFORE ELIGIBLE TO BE FILED IN THE OFFICE OF THE TOWN CLERK.

COMMISSION CHAIRMAN
CITY PLANNING DIRECTOR
WORK COMPLETION DATE:

JACKOWIAK LAND SURVEYING
 Robert F. Jackowiak LS
 28 Greenleaf Road
 Middletown, Connecticut 06457
 860-345-0277

APPENDIX D

LEGAL NOTICE

Notice of decision of the Inland Wetlands and Watercourses Agency of the City of Middletown, Connecticut, at its Regular Meeting held on Wednesday, July 1, 2020.

- 1) Approved construction of a new single family dwelling on Fairchild Road (Borrelli Acres) within the 100ft upland review area with the condition that all staff comments be addressed. Applicant/agent Timberwood Homes, LLC/Stephen & Barbara Borrelli 2020-11
- 2) Granted a five (5) year extension for the Cedar Ridge subdivision on Coleman Road. Applicant/agent Philip Reynolds 2011-04

Joe Carta, Chairman
Inland Wetlands and Watercourses Agency

P.O. No. 2003-01283, Account No. 067419

The above legal notice to appear in the Hartford Courant ONCE
Thursday, July 9, 2020

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH



Raul Pino, M.D., M.P.H.
Commissioner

Dannel P. Malloy
Governor
Nancy Wyman
Lt. Governor

Drinking Water Section

March 8, 2018

Joseph Havlicek, M.D.
Director of Health
Middletown Health Department
245 deKoven Drive
Middletown, CT 06457

Re: Well Permit Exception Application for Lots 1-3, Coleman Road, Middletown
DWS Project Number: #2018-0040

Dear Dr. Havlicek:

Pursuant to Section 19-13-B51m(c) of the Regulations of Connecticut State Agencies, this department has determined that installation of 3 individual drilled water supply wells for the above-mentioned application is allowable.

Exception is granted to issue, if appropriate, water supply well permits to develop 3 drilled wells provided the following conditions are met:

1. The well sites must be approved by the Middletown Health Department.
2. The well water samples must be approved by the Middletown Health Department in accordance with Section 19-13-B1e01 of the Regulations of Connecticut State Agencies.
3. The well will not adversely affect the purity and adequacy of the public water supply, nor the service of the system.
4. The existing public water system (Middletown Water Department, PWSID# CT0830011) is not opposed to the request and has no concerns as noted in the letter dated January 30, 2018 and February 21, 2018.



Phone: (860) 509-7333 • Fax: (860) 509-7359
410 Capitol Avenue, MS#12DWS, P.O. Box 340308
Hartford, Connecticut 06134-0308
www.ct.gov/dph

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Joseph Havlicek, M.D.

March 8, 2018

Page 2

It is the Middletown Health Department director's prerogative to issue or deny the well permit in this instance. Please contact Rich Iozzo directly if you wish to discuss at (860) 509-7333.

Sincerely,

A handwritten signature in cursive script that reads "Lori J. Mathieu".

Lori J. Mathieu
Public Health Section Chief
Drinking Water Section

Cc: Joseph Fazzino, Middletown Water Department



JOSEPH A. HAVLICEK, M.D.
Director of Health

City of Middletown

Department of Health
245 deKoven Drive
Middletown, CT 06457
TEL: (860) 638-4960 FAX: (860) 638-1960
TDDL: (860) 344-3521

To: Department of Planning, Conservation and Development
From: Michelle Hansen, Public Health Sanitarian Enforcement Officer
Date: July 6, 2020
Subject: Re: Lots 1-3 Coleman Rd., Middletown, CT, 06457
File # S2011-2

The three lot subdivision was approved by the Middletown Health Department on 3/31/2011, file # S2011-2. The three lots have been approved for individual wells and septic systems.

Joseph A. Havlicek, M.D.
Director of Health

Kevin Elak R.S.
Public Health Manager

Michelle Hansen B.S.
Public Health Sanitarian

DEPT. PLANNING & ZONING
20 JUL -6 PM 4:21

From: Department of Planning, Conservation and Development

Date: 6/30/20

File Identification #: PHILIP REYNOLDS

Phone/Fax #: 860-342-2191
F. MAGNOTTA

Applicant Name: S2011-2

The attached application and site plan has been received for which your comments are requested by 7 8, 20.

SUBJECT: SUBDIVISION LOT / STREET #: 1-3 1

SPECIAL EXCEPTION _____ LOCATION: COLEMAN RD.

ZONING _____ REASON: FINAL APPROVAL

SITE PLAN REVIEW _____ OF LOTS 1-3

IWWA _____

OTHER _____

DRAWING DATE: 5-11-20

REVISION DATE: _____

1. FIRE (City, South, Westfield)
 Safety - Fire control access
 Fire Alarm boxes

4. POLICE
 Traffic control signs
 Traffic safety

2. PUBLIC WORKS
 Street construction and layout
 Sight distances
 Drainage
 Surface
 Pipe sizes
 Easements
 Location
 Sidewalks
 Soil & Erosion controls
 Parking lot construction

5. WATER SEWER
 Water pipe
 Sizes
 Location
 Pressure

 Sanitary Sewer
 Location
 Location

DEPT. PLANNING & ZONING
 20 JUL -6 PM 4:21

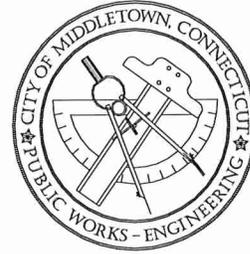
3. HEALTH DEPARTMENT
 Septic System approved
 Perc tests
 Engineered system required
 Well approval
 Dumpsters

This is a P+Z public hearing etc.

COMMENTS See attached comment sheet.

**SUBDIVISION REVIEW
PUBLIC WORKS DEPARTMENT**

Engineering Division
July 6, 2020



As per request from the Planning, Conservation & Development Department, the following are comments and concerns that our department has in reference to the following application:

S2011-2 Coleman Road

Clearing of trees for sightline must be coordinated with the tree warden. Trees to be removed need to be posted prior to removal.

Thomas Nigosanti

Thomas Nigosanti, City Engineer

DEPT. PLANNING & ZONING
20 JUL -6 AM 9:23



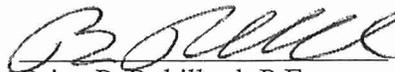
Middletown Water & Sewer Department

Memo to: Joseph Samolis, Director of Planning, Conservation & Development

Date: July 2, 2020

Re: S2011-2 Philip Reynolds
Coleman Road lot 1-3
Proposed three lot subdivision
Site Plan Dated: N/A

- A. Water and Sewer Department has no objection to this proposal as submitted.
- City sewer is not available.
 - City water is not available.
- B. Water and Sewer Department does not recommend approval of this proposal as submitted.


Brian P. Robillard, P.E.
Chief Engineer


Joseph S. Fazzino, P.E.
Director

DEPT. PLANNING & ZONING
20 AUG -3 AM 11:33