



City of Middletown

Department of Planning, Conservation & Development

245 deKoven Drive
Middletown, CT 06457
www.MiddletownPlanning.com

MEMORANDUM

TO: The Middletown Planning & Zoning Commission

FROM: Marek Kozikowski, AICP, City Planner

A handwritten signature in blue ink, appearing to read "Marek Kozikowski".

DATE: February 18, 2021

RE: **CGS 8-24 Referral (GS 8-24 2021-3)**
Acquisition of Land for Riverfront Redevelopment
River Road and Eastern Drive

Proposal

The City of Middletown submitted a request for a favorable report for the acquisition of property totaling 8.3 acres located 27, 35, and 41 Eastern Drive and map-lot 41-0001 River Road and 225 River Road in the MX zone for the purpose of maintaining control of future riverfront development pursuant to Connecticut General Statutes 8-24.

By acquiring the properties, the City will maintain control of the future development of this land. The City will soon embark developing a Riverfront Master Plan. The City will have flexibility in planning and design in this area, which may include infrastructure improvements associated with moving River Road to provide recreational activity along this segment of the riverfront.

2020 Plan of Conservation and Development

The acquisition is consistent with the 2020 Plan of Conservation and Development by supporting the goal to have an accessible riverfront that includes a dynamic balance of conservation, recreation, and development by acquiring additional land fronting the river and increasing the city's control of land in the riverfront redevelopment area. The City will soon be developing a Riverfront Master Plan (POCD Action Item). Having control over this land will increase the likelihood the land can be developed in a manner consistent with the recommendations of the future master plan.

Properties

The property 225 River Road contains 7.7 acres in the MX zone with frontage on River Road and Eastern Drive and improved with a ±75,000 SF warehouse building with associated driveways, parking and utilities.

The property at 41-0001 River Road is located directly north of River Road. It is a vacant parcel with natural vegetation. It contains 0.36 acres and has approximately 750 ft of frontage on the Connecticut River.

The properties at 27 and 41 Eastern Drive each contain two-family dwellings and associated improvements. The property at 35 River Road is vacant and was previously improved with a residential dwelling.

