

Kozikowski, Marek

From: kurt W tomolonius <deering5869@sbcglobal.net>
Sent: Tuesday, March 9, 2021 8:53 AM
To: Kozikowski, Marek
Subject: zone change

This email was sent by someone outside of the City of Middletown.

Mr. Kozikowski

I am a resident of Middletown at 438 Bartholomew rd, opposing a zone change on Saybrook rd known As zone B2.MX primarily residential would benefit mostly having residential homes already adjacent in The area.Thank you for your consideration.

Yours Truly,
Kurt Tomolonius

Kozikowski, Marek

From: Alice Lamont <alichelmont@gmail.com>
Sent: Tuesday, March 9, 2021 11:11 AM
To: Kozikowski, Marek
Subject: Petition against B2 zone change 796 Saybrook Rd
Attachments: CCI_000004.jpg; CCI_000003.jpg

This email was sent by someone outside of the City of Middletown.

Dear Mr. Kozikowski,

We wish to register our opposition to the request of zone change from R15 to B2 for the property located at 796 Saybrook Rd. That property directly abuts a quiet, residential R30 zone. We moved into our home over 17 years ago, love Middletown, pay our taxes, find this a very comfortable area and don't want anything on our street that is not quiet and peaceful.

Although developer requests permission to build medical offices, as soon as the zone is changed to B2, he could build anything he wants – not necessarily medical offices. Or if medical offices are built and then the property is sold, the new buyer can put in an eating and drinking place, entertainment, auto service and repair or pretty much anything. These types of businesses entail vehicles driving in and out of the parking lot at a much more frequent basis than a medical office where people park for a while. They can also look messy, create noise, and contribute to the traffic congestion that already occurs at that intersection.

I (Alice) visited with Joe Samolis yesterday and had a very lively discussion. He described to me the plan from POCD which desires to create neighborhood centers. There is already a neighborhood center in the immediate vicinity – Tradewinds Plaza. He informed me of the POCD plan to eliminate R15 zone, which we were not aware of. He also reminded me of the plan from POCD that involves incorporating all the properties on the east side of Saybrook Rd, from the Heritage Medical Center at 400 Saybrook Rd, all the way to Saybrook Office Commons, at 700 Saybrook Rd. into a MX zone instead of the R15 zone. 796 Saybrook Rd. would be at the far end of this medical corridor and should be zoned MX with a special exception for Medical & Dental Offices so as to 1 – be more cohesive with the eventual MX zone of the entire medical corridor, and 2 – eliminate the possibility that something untoward be located at the corner of our street. The B2 zone on the west side of Saybrook Rd. should stay where it is and not impede on our quiet neighborhood.

A B2 zone on that corner would also be directly abutting a R30 zone, which we don't think POCD should be in favor of. It would be directly across the street from our neighbors, who also oppose this zone change.

Included is a petition from many of our neighbors and includes 8 separate residences. It was written and signed before Alice visited with Joe. The fact that R15 zone is being eliminated was not known at the time the petition was written. Nevertheless, the neighbors state they don't mind a medical office building as long as it is not built in a B2 zone.

Ray and Alice Lamont

March 7, 2021

We, the undersigned, oppose the request to change the zone on property located at 796 Saybrook Road from R-15 to B-2. The medical buildings comprising Saybrook Office Commons, located at 760-770 Saybrook Road, are directly adjacent to 296 Saybrook Road and were built on a R-15 zone. Therefore, the medical building proposed for 296 Saybrook Road could be built on the R-15 zone as well.

Our concern is that if the owner sells the property that would now be zoned B-2, or decides to lease to something non-medical, anything can move in - a CBD store, a check cashing store, a pawn shop, eating and drinking facility, drug and alcohol clinic, etc. That piece of property is directly across the street from a quiet residential area. Anything other than a medical office would detract from our property values and cause more urban sprawl, noise, garbage, and increased foot traffic.

Additionally, traffic is very heavy on that corner. Medical offices are quiet, but any sort of retail store with frequent in and out traffic would certainly add to vehicular congestion in that area from drivers missing the driveway and using Bartholomew Road and our driveways to turn around..

The medical corridor that has been established along Saybrook Road has been intentional and carefully planned. The addition of a small B-2 zone will destroy the continuity of the area.

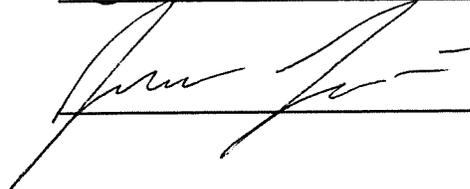
Further, in Item 6.3 sections 33A.01, 61.02.38 text and map amendment reads "As a general policy, the Commission should not establish any zone with a geographic area less than 20 (20) acres." as this would be considered "spot zoning".

Many families in this neighborhood have been here for generations. We wish to maintain our quiet, peaceful community without these potential negative aspects of a zoning change from R-15 to B-2 .

 506 Bartholomew Rd.

 506 BARTHOLOMEW RD.

Katherine J. Lacci 532 Bartholow Rd.

 542 BARTHOLOMEW ROAD

March 7, 2021

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<u>Al Smith 492 Bartholomew Rd</u>	<u>Terry Chesbrough 542 Bartholomew</u>
<u>Rory D'Amico 490 Bartholomew Rd</u>	<u>Phil Lombardi 438 Bartholomew</u>
<u>Pat Bluff 474 Bartholomew Rd</u>	<u>Dennis 427 Bartholomew</u>
<u>Mike Santostefano 441 Bartholomew Rd</u>	<u>Marco Roberts 427 Bartholomew</u>
<u>Cheryl Santostefano 441 Bartholomew Rd</u>	<u>Nancy Roberts</u>

Kozikowski, Marek

From: RONALD CHAPMAN <ronteck@sbcglobal.net>
Sent: Tuesday, March 9, 2021 3:53 PM
To: Kozikowski, Marek
Subject: Zoning

This email was sent by someone outside of the City of Middletown.

We vehemently oppose a zoning change to B2 at the corner of Bartholomew Road and Saybrook Road. Any kind of commercial establishments belong on the other side of Saybrook Road which are already zoned B2. There are already many vacant store fronts in Middletown as it is.

Ronald and Teckla Chapman

Sent from my iPad