



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: April 27, 2021

RE: **CGS 8-24 Referral (GS 8-24 2021-6)**
Acquisition of Land for Riverfront Redevelopment
131 River Road and (33-0038) River Road

Proposal

The City of Middletown submitted a request for a favorable report for the acquisition of property totaling 0.29 acres located 131 River Road and map-lot 33-0038 River Road in the MX zone 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 utilizing the existing buildings and adjacent vacant land for future public use.

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 at 131 River Road contains .016 acres in the MX zone with frontage on River Road and Walnut Street. It is improved with a ±2,900 SF building and a 640 SF building with associated walkways and utilities.

The parcel at 33-038 River Road contains 0.13 ac and is improved with a paved parking lot.

