



City of Middletown Department of Land Use

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MEMORANDUM

TO: The Middletown Planning & Zoning Commission

FROM: Marek Kozikowski, AICP, Director

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

DATE: September 3, 2021

RE: **CGS 8-24 Referral (GS 8-24 2021-22)
Acquisition of Open Space and Passive Recreation
Westlake Drive and East Street**

Proposal

The City of Middletown submitted a request for a favorable report for the acquisition of property totaling 74.3 acres located off of Westlake Drive and East Street in the IM zone pursuant to Connecticut General Statutes 8-24.

The property is comprised of three parcels of land that total 74.3 acres:

(05-0021)- 10.3 acres

The parcel has no frontage on a city street and has $\pm 1,900$ ft of frontage along the Mattabeset River to the north and a right of way owned by the city that is currently improved with a multi-use trail to south. The property is mostly wooded, contains a portion of the river and has steep slopes.

(05-0022)- 3.8 acres

The parcel has frontage along East Street to the east and the Mattabeset River to the west. It is vacant. The City has an easement through the property where a portion of the multi-use trail was constructed.

(05-0029)- 60.2 acres

The property has no frontage on a city street and is bound by I-91 to the west, the Mattabeset River and the City right-of-way to the north, the Hunters Crossing residential development and other city open space to the west and south. The property is mostly wooded and contains pockets of wetlands and a pond. Walking and biking trails have been blazed throughout the property.

In Spring 2020, the Commission on Conservation and Agriculture evaluated the property using an opens space ranking system. The property received a high score and became a priority acquisition for open space and passive recreation.

2020 Plan of Conservation and Development

The acquisition is consistent with the 2020 Plan of Conservation and Development in the following ways:

- Supports the goal to integrate parks, trails, and open spaces into an integrated unified green corridor system as is will protect and contribute over 73 acres to the Metacomet Greenway Corridor.
- Supports the goal to preserving natural resources and open spaces, which includes of matured forested land, wetlands, the Mattabeset River watershed, flood plains, and a flood way. The property ranked highly by the Open Space Acquisition Committee of the Commission on Conservation and Agriculture.