

PUBLIC HEARING NOTICE

**MIDDLETOWN PLANNING AND ZONING COMMISSION
NOVEMBER 13, 2024
CITY HALL 245 DEKOVEN DRIVE, MIDDLETOWN CT
7:00PM**

**PUBLIC COMMENT MAY BE LIMITED TO FIVE MINUTES. PUBLIC IS ENCOURAGED TO
SUBMIT WRITTEN COMMENTS PRIOR TO THE PUBLIC HEARING.**

1. Petition to amend Section 2.13 of the Middletown Zoning Code to reorganize the current codes and create a new *Section 2.13.5 Modifications* to allow flexibility to the Area, Bulk, and Yard Requirements for the zone. Applicant/Agent: Marek Kozikowski/Department of Land Use. Z2024-9.
2. Petition to amend Sections 4.19 and 5.6 of the Middletown Zoning Code regarding special exception standards for Eleemosynary or Philanthropic Institution Uses. Applicant/Agent: Marek Kozikowski/Department of Land Use. Z2024-8.
3. Petition to amend Sections 1.15, 4.8, and 6.2 of the Middletown Zoning Code create a new urban horticulture use and making it a permitted use in the B-1, B-2, NPA, IRA, and ID zones. Applicant/Agent: Marek Kozikowski/Department of Land Use. Z2024-7.
4. Request for a special exception to construct a new eleemosynary building to include a soup kitchen, a warming center, office space, and 16 studio apartments that are managed and operated by St. Vincent de Paul on property located at located at 12, 20, and Map-Lot: 22-0263 Liberty Street in the B-1 zone. Applicant/Agent: Sean Donadio/Northeast Collaborative Architects. SE2024-11.
5. Request for a special exception to construct a 2,640 SF greenhouse for a horticulture use located at 645 Main Street in the B-1 zone. Applicant/Agent: Richard Carella/Updike Kelly & Spellacy. SE2024-12.

**Petitions for zoning code amendments are available for viewing at the Middletown Office of the
Town Clerk, the Land Use Office, and at www.middletownct.gov.**

Thomas Pattavina, Chair
Planning and Zoning Commission

P. O. No. 2002-03014, Account No. 245877

The above legal notice to appear in the Hartford Courant TWICE

Friday, November 1, 2024
Friday, November 8, 2024