MUNICIPAL
DEVELOPMENT
PLAN

NORTH END

INDUSTRIAL AREA

MIDDLETOWN
CONNECTICUT

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MIDDLETOWN, CONNECTICUT

SEPTEMBER, 1994

CITY OF MIDDLETOWN

ECONOMIC DEVELOPMENT COMMITTEE

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INTRODUCTION

General: This Project Plan is prepared by the City of Middletown under the provisions of Chapter 588l and/or Chapter 132 of the General Statutes and is applicable to the entire area of the Development Project known as the "North End Industrial Area". The local "Development Agency" for the Project is the Economic Development Committee of the City of Middletown, which body will act in all matters for the City of Middletown during the planning and execution of the Project, and it will be referred to hereafter as the Development Agency.

Boundaries: The boundaries of the Development Project are delineated on Map No. 1 entitled "Project Boundary Map," which is attached to and is a part of this Project Plan. The Development Project is bounded and described in Section A which follows.

Off-Site Supplementary Areas: At this time all improvements are planned to be accomplished within the Project Boundary with the exception of signage and playground relocation at and near St. John's Square. The specific infrastructure improvements contemplated at this time are described in Section D.

A. PROPERTY DESCRIPTION

Project Boundary Description

A certain parcel of land situated in the City of Middletown, County of Middlesex and State of Connecticut being more particularly bounded and described as follows:

Beginning at a point at the intersection of the southerly streetline of Catherine Street and the westerly streetline of Johnson Street;

thence running northerly 820 feet more or less along the westerly streetline of Johnson Street to a point;

thence running westerly 393 feet to a point, thence turning and running southwesterly 263.8 feet to a point, thence turning and running westerly 465 more or less, all along land now or formerly of the City of Middletown, to a point;

thence running along the centerline of the Coginchaug River and then the Mattabassett River 6,600 feet more or less to a point;

thence running southerly 560 feet more or less to a point, thence turning and running westerly 8 feet more or less to a point, thence turning and running southerly 380 feet more or less to a point, thence turning and running easterly 125 feet more or less to a point, thence turning and running southerly 276 feet more or less to a point, thence turning and running southerly 96 feet more or less to a point, thence turning and running easterly 22.5 feet more or less to a point, thence turning and running southerly 200 feet more or less, all along the right-of-way of Connecticut Route 9, to a point;

thence running westerly 53.6 feet to a point, thence turning and running southerly 82.1 feet to a point, thence turning and running westerly 91.31 feet to a point, thence turning and running northerly 10.00 feet to a point, thence turning and running westerly 66.01 feet to a point, thence turning and running southerly 2.34 feet to a point, thence turning and running westerly 136.75 feet to a point, thence turning and running southeasterly 42.44 feet to a point, thence turning and running southwesterly 326.7 feet to a point, thence turning and running southerly 8.49 feet to a point, thence turning and running southwesterly 114.3 feet to a point, thence

turning and running westerly 62.3 feet to a point, thence turning and running southwesterly 100. 00 feet to a point, thence turning and running southerly 8.01 feet to a point, thence turning and running westerly 36.89 feet to a point, thence turning and running southerly 100.00 feet to a point, thence turning and running westerly 105. 00 feet to a point, thence turning and running southerly 360.10 feet to a point, thence turning and running easterly 105.45 feet, all along the right-of-way of Connecticut Route 66, to a point;

thence running southerly 160 feet more or less along the right-of-way of Connecticut Route 66 and a portion of Spring Street, each in part, to a point;

thence running westerly 450 feet more or less along the southerly streetline of Spring Street to a point;

thence running northerly 740 feet more or less to a point, thence turning and running northerly 607 feet more or less, all along the westerly streetline of Pease Avenue, to a point;

thence running northwesterly 361 feet more or less along the southwesterly streetline of North Main Street to a point;

thence running westerly 201 feet along a portion of Grove Street and land now or formerly of Santo Mignosa and Marie L. Mignosa, each in part, to a point;

thence running northerly 8 feet more or less to a point, thence turning and running westerly 108 feet more or less, all along land now or formerly of Jennie D'Amico, to a point;

thence running southerly 280 feet more or less along the easterly streetline of High Street to a point;

thence running westerly 350 feet more or less along the southerly streetline of Catherine Street to a point of beginning.

Being more particularly bounded and described on a map entitled: "Project Boundary Map, North End Industrial Area, Prepared for City of Middletown Municipal Development Department, Middletown, Connecticut" Scale: 1"=100', Sheets: 1 & 2, Dated: June 1, 1994 and Prepared by: Milone & MacBroom, Inc.

B. DESCRIPTION OF THE PRESENT CONDITION AND USES OF LAND

The Project Area is that area, as shown on Map No. 1, which is comprised of a section of the North End of Middletown immediately adjacent to Central Business District and includes all areas in which public improvements are being proposed pursuant to this Development Plan (the "Project Area"), except for some minor off-site improvements.

The Project Area is a partially urbanized area of approximately 134 acres containing a mixture of wetland areas, municipal landfill, railroad line and yard, a residential area at Bridge and Miller Streets isolated from the main Project Area, another residential area near Spring Street and a linear industrial district along North Main Street. The Project Area is bounded on the east by Connecticut Route 9, on the north by the Mattabassett River, on the west by the Coginchaug River, Johnson Street and Pease Avenue and on the south by Catherine Street, Spring Street and the northerly right-of-way line of Route 66.

The land within the Project Area not in wetland, municipal landfill, residential, or railroad use has been used for manufacturing uses under several owners during the early 1800's to the present. Several multi-story brick factories, dominate the built environment of the area.

The buildable portions of the Project Area are substantially occupied and generally in fair to good condition. However, several major industrial parcels are totally or partially vacant and the buildings occupying these parcels have reached the end of their economic lives and require reinvestment or replacement. Further deterioration and marginal usage can be anticipated unless new investment is directed toward the area.

The railroad property bisecting the Project Area is a unique asset providing transportation advantages to the area. However, access to the southern yard area from a public street is desirable. Additionally, some of the railroad property is not required for railroad use offering the potential to be used for industrial purposes.

Existing Land Use in the Project Area is illustrated on Map No.3.

The street system serving the Project Area has accommodated industrial use at a higher level of intensity than is anticipated after redevelopment of the area. The City is currently upgrading North Main Street, the major access street in the Project Area, along with several feeder streets with new curbing and surface as part of a sewer separation program. The current street system can continue to serve the industrial area into the future.

The topography of the North Main Street area, where project activities are to be concentrated, gently slopes from approximately elevation 40' to elevation 20' and then falls along steep slopes to the rivers forming the northly and easterly boundaries of the area. Refer to Map No. 4. Existing Streets and Topography for an illustration of both the street system and the topography of the Project Area.

C. DESCRIPTION OF THE TYPES AND LOCATIONS OF LAND USES PROPOSED FOR THE PROJECT AREA

Objectives: The North End Industrial Area and this Development Project Plan are intended to achieve several development objectives. These objectives include the following:

- Objective #1: Conversion of a declining and economically unproductive area into a revitalized industrial business district that can compete in today's economy.

- Objective #2: Creation of employment opportunities for local residents in distribution and light industry. This will continue the historic use of the area as an industrial job base adjacent to the central business district.

- Objective #3: Maximize the advantage of railroad access in the Project Area through enhancing facilities and encouraging uses that can utilize rail sidings to locate in the Project Area.

- Objective #4: Preserve and strengthen the tax base of Middletown as a result of new investment in industrial properties and personal income generated from industrial jobs. A sufficient and reliable commercial property tax base is important to balance the rising cost of services desired by Middletown residents while keeping taxes within the capability of the average taxpayer and not overburdening local enterprises.

- Objective #5: Support the retail and service sectors of the City's business base through the stimulation of consumer purchases resulting from increased employment and improvement of the physical environment in the area.

- Objective #6: Create an industrial business district that is aesthetically pleasing in

appearance and contains mechanisms that ensure a high level of maintenance and compatibility among uses.

Proposed Land Uses: The general land use plan for the North End Industrial Area is shown on Map No.5 entitled "Proposed Land Use Map", which map is attached to and is a part of this plan. The proposed land use designations indicate land areas to be used for the following categories:

Industrial Redevelopment Area with land uses as defined in the Middletown Zoning Regulations

Residential Use

The location of boundaries of land use areas are subject to minor modification and precise delineation during the implementation phase of the project.

The land use standards and restrictions are specified in Appendix I and are applicable to the disposition parcels shown on Map No. 6 Disposition Map. Two parcels are proposed for disposition. One parcel is a forty foot right of way accessing the rail yards. The second parcel is approximately 1.2 acres and will be available for industrial reuse and targeted toward a user requiring rail access.

In addition to direct acquisition, the City of Middletown proposes to facilitate transfer of selected strips of Connecticut Department of Transportation railroad land to abuttors along the southerly railroad right of way line including the disposition parcel described above. Promoting these transfers will take land not required for railroad purposes and permit the creation of marketable industrial parcels as well as allow abutting business to expand their operations.

The standards and restrictions contained in Appendix I are in addition to applicable City, State and Federal codes, ordinances and/or regulations. Appendix I will constitute the land

covenants to be filed in the City land records and will be applicable to all development on land to be acquired and sold in the Project Area.

D. PRESENT AND PROPOSED STREETS AND UTILITIES, PROJECT IMPROVEMENTS

Description of Proposed Project Improvements

In its current condition, the Project Area cannot competitively be developed because of environmental and flooding hazards that exist, fragmented ownership, as well as costs associated with demolition of obsolete industrial buildings. Fortunately, the City is completing upgrading of the utility infrastructure with new sanitary and storm sewers, curbs, parking and sidewalks being replaced. Under this Development Plan, activities prerequisite to private development are being proposed. These activities include, but are not limited to:

- demolition and removal of selected existing structures within the Project Area;
- raising of the railroad tracks to prevent river flooding and construction of storm water pump station for local area drainage
- off-site local street safety improvements; as well as signage;
- area beautification with a street tree planting program
- marketing program in concert with private efforts to attract new industrial users/investors to the North Main Street area.

Street System

The existing street system is proposed to remain and presently is being upgraded by the City. A street tree planting program is proposed as a project activity along North Main Street to improve the appearance of the area. Refer to Map 4, Existing Streets and Topography.

Utilities

Present Sanitary Sewer

Owner	Size in Diameter	Comments
City of Middletown	10', 24', 26" combined line-North Main Street 24" force main-North Main St. 12" Pease Ave., Johnson St. 10" Rome Ave., Stack St., Spring St. 18" Combined - High St. 10" Combined - Catherine St., Pease Ave.	Combined system under replacement by the City

Proposed Sanitary Sewer

Proposed utility improvements include elimination of combined sewers by construction of a 10" and 18" sanitary sewers on North Main Street and 8" sanitary lines on Catherine and High Streets and tying into the existing municipal system. The existing sanitary sewer system is shown on Map No. 8 and the proposed sanitary sewer system is shown on Map No. 9.

Present Water Supply

Owner	Size in Diameter
City of Middletown	12" -North Main St.
Water Department	10" - Spring St.
	8" - High St., Stack St.
	6" - Johnson Street, Catherine St., Pease Ave., Rome Ave., Stack St.

Proposed Water Supply

The existing water service to the Project Area is adequate to serve existing and future needs of the area. The Water Supply System is shown on Map No. 10.

Present Storm Drainage

Owner	Size in Diameter	Comments
City of Middletown	10", 24", 26" combined line - North Main St. 10" combined - Catherine St. 18" combined - High St. Other streets have a separate storm drainage system	Combined system under replacement by the City.

The Existing Storm Drainage system is shown on Map No. 8.

Proposed Storm Drainage

Storm drainage is being upgraded as part of the sewer separation program. New 15", 24", 30", and 36" lines are installed in North Main Street along with a 60" outlet and a 48" outlet conduit with a pump station designed to accommodate a 10 year and 25 year design rain storms. Upland streets all tie into the North Main Street system.

The proposed Storm Drainage System is shown on Map No. 9.

Flood Protection

A portion of the Project Area is currently within the 100 year floodplain of the Connecticut River as mapped by the Federal Emergency Management Agency (FEMA). The base flood elevation (100-year frequency) in the Project Area is 23.4 NGVD.

The Remington Rand building, a portion of North Main Street extending from Grove Street to Stack Street, properties between North Main Street and the railroad tracks, and the interior areas extending to Stack Street west of Pease Avenue are subject to inundation from the base flood. The railroad

tracks are close to the base flood elevation but lie 0.36' feet below it for a short span. It is proposed to raise the elevation of the railroad track embankment along the area subject to overtopping. This will prevent encroachment of Connecticut River floodwaters into the Project Area, but local drainage will still cause flooding. The improvements to the existing system currently underway as part of the sewer separation program will have the capacity to convey the 10 year and 25 year storm events for the two components of the system.

To achieve a higher degree of protection and remove areas south of the tracks from the base flood, a stormwater pumping station is necessary. This pump station would convey flows beyond the capacity of the existing drainage system and proposed improvements. Flows would be discharged north of the railroad tracks and 100 year protection provided for interior areas. The Remington Rand building however, would remain subject to flooding.

Private Utility Services

Utility	Owner	Comments
Gas	Yankee Gas	Available
Telephone	Southern New England Telephone	Available
Electric	Northeast Utilities	Available

Proposed Private Utility Services

Each of the public and private utility companies serving the Project Area indicates an adequate capacity to serve the proposed Project Area. Existing Project Area Gas, Telephone and Electric Systems are shown on Map No. 10.

Refer to the Map No. 7, Project Improvements Map for the locations of all improvements proposed in the Project Area.

Demolition Activities

Site preparation activities proposed under this Development Plan include the probable demolition and

removal of three existing buildings on the Meech and Stoddard property, within the Project Area. (Refer to Acquisition Map, Map #2) Architectural historians have viewed the buildings and have recommended that one building, (southern most building on Meech and Stoddard property) be offered for adaptive reuse. Middletown has an established procedure wherein the feasibility of a building's economic reuse is tested in the marketplace as an alternative to demolition. An RFP will be prepared seeking developers interest in adaptive reuse of the building. The RFP will be prepared in concert with the Greater Middletown Preservation Trust. If no interest is found through the RFP process, demolition of the structure will commence.

The cleared site will be filled, graded and leveled to conditions allowing for proper drainage and suitable for commencement of construction of light industrial buildings.

Environmental Cleanup

In addition, site preparation activities may include environmental cleanup activities associated with demolition of existing buildings. These activities will be completed in accord with a Remediation Plan to be approved by the Connecticut DEP.

E. PRESENT AND PROPOSED ZONING CLASSIFICATION AND SUBDIVISION STATUS OF THE PROJECT PLAN AREA AND ADJACENT AREA

The Project Area is currently zoned for industrial use, specifically as a Industrial Redevelopment Area District Zone (IRA). Map No. 11, Existing and Proposed Zoning, shows the zoning in effect at present; no changes in the Middletown Zoning Map or Regulations are proposed under this Plan. Pertinent sections of the Zoning Regulations are included at the end of this section. The Project Area and adjacent areas have been subdivided. Resubdivision of property acquired under this Plan will be necessary to produce the disposition parcels described in Section C.

The Middletown Zoning Regulations will be applicable except as may be provided in this Plan. Where controls differ between the Zoning Regulations and this Plan, the more restrictive control shall govern. The development within the Project Area is proposed to be for industrial use, a permitted use as defined in the Industrial Redevelopment Area District Zone.

Other zone districts within the Project Area are Residential Pre-Zoning (RPZ), Mixed Use (MX) and Riverfront Recreation (RF). No changes are proposed to these zone districts or regulations.

Permitted Uses

The uses to be permitted within the Project Area in the Industrial Redevelopment Area Zone, as defined in the Zoning Regulations as:

PERMITTED USES

61.01.06	Blacksmith shop, welding or other metal working shop and machine shops.
61.01.07*	Building and related trades--including carpenter shops, electrical, plumbing, paint shops, heating shops, paper hanging shops, furniture upholstering and similar enterprises, but not within one hundred (100) feet from any residential zone.
61.01.18	Laboratories-including experimental, photographic or testing laboratories, dental and medical, provided no operation shall be conducted or equipment used which would create hazards, noxious or offensive conditions.
61.01.19	Manufacturing, including, but not limited to, the manufacture, production, installation, assembly, processing, packaging, recycling, reprocessing, remanufacture, reconstruction, recycling, compounding, repair and servicing of goods, wares, merchandise, machinery, machine parts, tools, equipment, products, supplies, food or food products, including, but not limited to, the manufacturing and/or recycling of products from the following previously prepared materials: aluminum, bones, canvas, cardboard, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, metal,

paper, plastics, precious or semi-precious metals or stones, sheet metal, shell, steel, textiles, tobacco, wax and yarn; the manufacturing of pottery and figurines using previously pulverized clay and kilns fired only with gas or electricity; rubber or metal stamps and other small rubber products; electrical and electrical appliances, instruments and devices; computers, data processing equipment, television sets, radios, radio communication equipment, marine and automobile radio equipment, emergency lighting and alarm systems, phonographs, refrigerators and stoves; electric and neon signs and lights; ferrous and nonferrous metal products, including heating and ventilating equipment, cornices, eaves and the like; provided, however, that no use or process otherwise specifically prohibited by any other section of this code shall be permitted as a manufacturing use or process under this section.

61.01.24 Printing and related trades-including publishing, job printing, lithographing; blueprinting, etc., but not within one hundred (100) feet of any residential zone.

61.01.26* Public utilities buildings and structures--including storage yards and vehicle parking area.

61.01.28B* Physical Fitness Centers.

61.01.32* Retail sales or rental--including lumber, paints, hardware and other building supplies; automobiles, trucks, trailers, boats, motorcycles, new or used; construction equipment, agricultural equipment, power tools, new or used; scientific and laboratory supplies.

61.01.37B Warehousing of items or materials not produced or created on the premises (except items prohibited as shown elsewhere in this Code).

61.01.38* Office buildings--including general and professional tenants.

61.01.45* Motor vehicle body and fender repair and paint shop, provided that no building or structure for said use is located within feet of any residential zone and further provided that all outside storage of materials associated with said business be screened so as to not be observable from abutting properties.

* Uses not eligible for disposition parcels.

Special Exception Uses

61.02.08 Light manufacturing of light industrial use not expressly prohibited by this Code.

F. RELOCATION PLAN

Introduction

The North End Industrial Area project proposes the acquisition of three properties which will require the relocation of four (4) businesses. There will be no need for any residential relocation activity. Therefore, this relocation plan will only address the process of relocating non-residential concerns.

The entire relocation process will be accomplished by the City of Middletown Municipal Development Office.

The plan is divided into three sections as follows: I. Identification of Businesses II. Non-Residential Relocation Assistance Advisory Plan; and, III. Anticipated Relocation Expenses.

Section I. Identification of Businesses

The four businesses that will be relocated are situated in two structures that will be acquired by the City of Middletown. The property and their location, relative to the project boundaries, are shown on Map No. 2, Acquisition Map. The so called Meech and Stoddard property houses four businesses: 1) Billboard No. 1254 owned by Gannett Outdoor Advertising; 2) Connecticut Valley Coach and Frame, Inc.; 3) Pallet Fabricators; 4) Midpoint Insulation.

A staff member from the City of Middletown's Municipal Development Office will meet with each business owner(s) or designated representative to conduct a basic survey. The purpose of the survey will be to document the characteristics, (i.e., services or products sold, space occupied) of each business and ultimately determine needs for a new site. Based upon this information alternative commercial sites will be found for these businesses.

Section II. Non-Residential Relocation Assistance Advisory Plan

A. Surveys to Determine Relocation Needs

Planning Surveys

Interviews will be conducted by the Municipal Development Office staff (MDO) with all business concerns located in buildings proposed for acquisition at the earliest possible time These surveys are designed to determine the characteristics of each concern which would relate to its possible relocation. These characteristics include tenure, space requirements, number of employees, relocation plans, location preferences, etc.

Additional Surveys

Additional surveys will be made of all occupants of properties to be acquired at the time of the beginning of activity in that area. These surveys will bring up to date the information gathered in the original surveys, and will be more detailed in regard to the specific situation and relocation factors of each concern to be relocated.

B. Information Program and Field Office

An informational letter for non-residential occupants will be delivered to all non-residential site occupants by the MDO at the time of approval of a purchase contract with the City. This letter will include at least the following elements:

1. a complete description of the nature and types of activities which will be undertaken.
2. an indication of the availability of relocation payments, including the types of payments, the general eligibility criteria for nonresidential occupants, and a precaution that premature moves might make concerns ineligible for benefits;
3. a statement that no concern lawfully occupying property will be required to move without at least ninety (90) days written notice;
4. a map, with clear explanation, showing the boundaries of the project area;
5. a statement of the purpose of the non-residential relocation program with a brief summary of the sources and aids available, including a statement that the MDO will provide maximum assistance in locating non-residential relocation sites;

6. encouragement to site occupants to visit the Municipal Development Office, to cooperate with the staff to seek their own relocation accommodations, and to notify the MDO prior to their move;
7. a statement that the MDO will provide assistance to concerns in obtaining locations of their choice, including assistance in the referral of their complaints of discrimination to the State Human Rights Commission;
8. a summary of the City's eviction policy; and,
9. the address, telephone numbers and hours of the Municipal Development Office.

C. Services to be Provided to Non-Residential Concerns

Consultations:

Representatives of the Municipal Development Office will periodically visit or call non-residential concerns being displaced in order to consult with them regarding their relocation. These consultations will keep up to date the information gathered in earlier surveys or consultations, and will enable the MDO and these concerns to exchange information on new non-residential listings, listings found to be unsuitable by the concern and other opportunities or problems involved.

Current Information on Relocation Sites and Referrals

Gathering Information on Relocation Sites - the MDO will be responsible for assembling data relating to relocation sites for non-residential concerns.

1. General Data

The MDO will continuously collect current information on the availability, costs and floor size of comparable relocation sites. It will do this through a systematic review of all advertised vacancies; direct appeals through agents, brokers and the news media for vacancy listings.

2. Economic Information

Whenever and as often as it is deemed necessary and feasible by the MDO studies will be conducted and data compiled relating to the various economic and growth potential factors of non-residential vacancies and building sites. The study will include such elements as property values, growth potentials, zoning ordinances, and other general and economic information concerning individuals sites and/or areas within the City and the surrounding area. This study would be augmented or replaced by any related factors of a Land Utilization and Marketability Study or Economic and Market Analysis Study which may have been conducted for a project or program.

Listings and Referrals

Listings

The MDO will maintain an up-to-date file of all known and potential nonresidential vacancies and sites for referral to relocating concerns. These listings will include all available information concerning each potential location and the results of whatever economic studies may have been conducted.

Referrals

Relocating concerns will be notified of available locations which are comparable and suitable by providing them, in person or by mail, with copies of the relevant listing sheets. The MDO will also assist, through consultation with the relocating concern, in other considerations or discussions of sites. In the course of these referrals and consultations, the MDO will avoid involvement in or interference with the relocating concern's daily operation or its decisions.

D. Procedures for Making Relocation Payments

Eligibility

Relocation payments will be made to all eligible project or program area occupants under the provisions of the Uniform Relocation Assistance Act (Chapter 135 Connecticut General Statutes) in accordance with the policies, procedures and requirements therein.

Notification to Persons in Area

The MDO will notify, in person or by mail at the earliest possible time, all non-residential concerns who may be displaced by project or program activities of the availability of relocation payments, the office where detailed information about the program may be obtained and the dates governing eligibility for the payments.

Assistance in Making Claims

Upon request of a claimant, the MDO will provide assistance in the preparation of claims for relocation payments.

Time Limit for Submission of Claims

Claims for relocation payments must be submitted by the business concern within six (6) months of the date of the claimant's displacement.

E. Review

Determining Eligibility

The MDO will be responsible for determining the eligibility of a claim for, and the amount of, payment in accordance with State regulations and procedures. Once the final determination is made, there will be no adjustment of the amount for any reason unless an error is detected, or the MDO is directed by the State government or a court, to make an adjustment as a result of a review of a claimant's grievance.

Relocation Payments Documentation

The MDO will maintain in its files complete and proper documentation supporting the determination made with respect to each claim. The determination will be made or approved by the Economic Development Committee or its duly authorized designee.

F. Prior HUD Approval

Not applicable.

G. Payment of Claims

All non-residential relocation payments will be made in accordance with the regulations, guidelines and procedures promulgated by State Law.

Eligible businesses may choose to claim either reimbursement for real moving and related expenses and real property loss or a fixed payment in lieu of real moving expenses. The fixed payment will not exceed $10,000.

Timing of Payment

A payment will be made by MDO as promptly as possible after a claimant's eligibility has been determined. Advance payments may be made in hardship cases if the MDO determines such advances to be appropriate (e.g., the claimant needs money for security deposit on a replacement site).

Set-Off Against Claim

In instances where otherwise eligible claimants have unpaid financial obligations to the City, the City may set off these obligations against the claimant's relocation payments.

H. Procedures to Avoid Duplicate Payments

Any person who receives a relocation payment as part of an eminent domain award, under State Laws governing same, shall not receive a duplicate relocation payment of which he may be entitled to under these guidelines. However, the Agency may make a relocation payment for any difference between the relocation payment prescribed by the court and the amount entitled to such person under these guidelines.

I. Payments Not to be Considered as Income

Federal and State regulations provide that relocation payments are not to be considered as

income for Federal Income Tax purposes or for determining eligibility or extent of eligibility of a person under the Social Security Act or any other Federal Law.

J. Termination of Relocation Assistance

The MDO will provide assistance to non-residential concerns until permanent relocation has been successfully achieved and all relocation payments have been made. In general, the only circumstances under which the MDO's obligation ceases are the following:

1. The business concern or non-profit organization has received all assistance and payment to which it is entitled and has either been successfully relocated or ceased operations;
2. The site occupant refuses to accept one or a reasonable number of offers of accommodations meeting the City's relocation standards. (In the case of continuous refusal to admit a relocation interviewer who attempts to provide assistance, visits the site occupant at reasonably convenient times and has, whenever possible, given notice of his intention to visit the site occupant, the City and/or its staff shall write, telephone or take other reasonable steps to communicate with the site occupant before terminating assistance.)

K. Eviction Policy

Site occupants will be evicted only as a last resort. Eviction in no way effects the eligibility of non-residential concerns for relocation payments. The Municipal Development Office records will be documented to reflect the specific circumstances surrounding the eviction from City acquired property. Eviction shall be undertaken only for one or more of the following reasons:

1. refusal to accept one of a reasonable number of offers of accommodations meeting the City's relocation standards; or,
2. the eviction is required by State or local Law and cannot be prevented by the City.

L. Relocation Records and Reports

The MDO will keep up-to-date records on the relocation of all site occupants. These records shall be retained for inspection and audit for a period of three (3) years following completion of the project or program or the completion of the making of relocation payments, whichever is later.

Relocation Record

The MDO will develop and also maintain a relocation record, beginning with the information secured during the first interview to assess the needs of the displaced occupant. The record shall contain all data relating to relocation of the displaced occupant, including the nature and dates of services that are provided, the type and amount of relocation payments made and the location to which those displaced are relocated, including a description and/or inspection certificate for the accommodation.

Relocation Reports

The MDO will submit periodic reports on relocation progress, including information on type and amounts of relocation payments made and the accommodations to which businesses have relocated.

Section III. Anticipated Relocation Expenses

The total expense to relocate four businesses in the project area is estimated at $60,000. This figure reflects anticipated expenditures to secure new sites, move personal property and, when necessary, payments for direct losses of personal property.

G. FINANCING PLAN

The Financing Plan for this project has been prepared to reflect all sources of funds and necessary expenditures. This Financing Plan covers all activities described in Section D of this

Development Plan. The Project Financing Plan and Budget have been prepared for a three-year period. This period will start upon approval of the Development Plan and Budget by the Commissioner of Economic Development.

The preliminary budget figures prepared for this project estimate a gross project cost of $1,200,000. The State of Connecticut share of this project cost is estimated to be initially 50% rising to 90% when Enterprise Zone designation is received from the Department of Economic Development (DED). The balance of the costs will be provided from the City of Middletown and an in-kind contribution from the Connecticut Central Railroad. The City share of these costs may be provided from the proceeds from tax increment bonds issued in accordance with provisions of Chapter 132 and/or Chapter 588l of the Connecticut General Statutes.

The Economic Development Committee acting as the Development Agency designated by the City of Middletown and based upon approval of this Development Plan by the City of Middletown, will make application to the Commissioner of Economic Development on forms prescribed by said Commissioner for financial assistance. The City of Middletown at its discretion may authorize the Economic Development Committee as the Development Agency to utilize any provisions of Connecticut General Statutes 22a-133m and 4-66c as well as Chapter 132 and/or Chapter 588l if it is found and declared that it will benefit the economic welfare of the City and as further agreed and approved by the Commissioner of Economic Development or his designee.

H. ADMINISTRATIVE PLAN

The Economic Development Committee, acting on a day-to-day basis through the City's Municipal Development Office, will administer the project during the implementation stage. Activities will include contract compliance, acquisition as well as demolition and environmental clean-up as necessary and marketing. The City will contract all demolition and environmental clean-up activities. The Municipal Development Office will be responsible for compliance with

all provisions of the Assistance Agreement by and between The City and the Connecticut Department of Economic Development

I. Project Improvement Activities

The Economic Development Committee of the City of Middletown will administer and oversee all activities that directly or indirectly relate to the project infrastructure, acquisition, relocation, demolition and environmental clean-up activities. These activities will include but not be limited to the following.

a. Negotiate the engineer's contract to prepare preliminary and final design plans and specifications.

b. Establish the date, time and place for opening bid proposals, and notify the Department of Economic Development.

c. Open bids and submit results to the Department of Economic Development.

d. Notify the Department of Economic Development of contract award and submit the names and addresses of all subcontractors.

e. Execute the construction demolition and environmental clean-up contracts and transmit a copy to the Department of Economic Development.

f. Establish the date, time and place of the pre-construction conference to be coordinated by the consulting engineer and attended by representatives from the contractor(s), city agencies, utility companies, and the Department of Economic Development.

g. Obtain a construction schedule and submit a copy to the Department of Economic Development.

h. Transmit copies of the plans and specifications to City and State agencies, as required for approval, permit or review. Submit copies of approvals, permits or reviews to the Department of Economic Development.

i. Submit monthly progress reports on activities, prepared by the construction manager, to the Department of Economic Development.

j. Schedule final acceptance inspection, upon notification that activities have been

completed, and notify the Department of Economic Development.

k. Obtain certifications acknowledging activities performed according to plans and specifications, and transmit a copy to the Department of Economic Development.

l. Negotiate and supervise the acquisition of property.

m. Conduct relocation activities as required.

n. Initiate marketing program.

o. Maintain contact with the Department of Economic Development in reference to any administrative and technical questions.

II. Development Activities

The following activities will be carried out by private developers during the development phase of the project, but will be monitored by the City:

a. All physical site improvements specified in the approved site plan to be constructed and installed within the disposition parcel.;

b. Project activities will be carried out in conformance with the provisions of the approved project plan. All revisions of the project plan if any will be submitted to the Department of Economic Development.

III. Administrative Submissions to the Department of Economic Development during the Development Phase

a. Prepare quarterly progress reports;

b. Prepare quarterly financial reports;

c. Maintain minutes of all development agency meetings at which the industrial and business development project is discussed are to be submitted on a quarterly basis. (Items (a), (b), and (c) should be submitted together at the end of each quarter of the calendar year.);

d. Any project plan and budget revisions;

e. Project plan revisions or modifications;

f Prepare and submit audit reports as specified or required;

g. Prepare Payment Requisitions and Balance Sheets as needed or required.

IV. Engineering Reports and Requirements

a. Submit engineer contract(s) for review and concurrence.

b. Submit final plans and specifications for review and concurrence.

c. If project involves storm sewer, sanitary sewer, waste disposal, water resources, inland wetlands, coastal wetlands, certificates of adequacy of treatment, certificates of conformance from Environmental Protection Agency be obtained. Copy submitted to the Department.

d. Submit a copy of proposed construction contract documents which cover scope of services.

e. Notify the Department of date, time and place of contract bid opening.

f. If lowest responsive bid exceeds funds available for activities, consult with the Department.

g. Submit contract bid opening minutes.

h. Notify the Department of successful low bidder and contract award. Submit names and addresses of all subcontractors.

i. Submit copy of executed contract documents.

j. Notify the Department of date, time and place of preconstruction conference.

k. Submit construction progress chart.

l. Requirements during construction:

(1) Review construction schedule and progress chart at least once each month.

(2) Provide on-site inspection.

(3) Certify for partial payments to the contractor.

(4) Furnish monthly progress reports to the Department.

m. The City shall Schedule a final acceptance inspection and notify the Department.

n. After final acceptance of construction, send a set of as-built drawings to the Department along with certification acknowledging activities performed according to plans and specifications.

I. MARKETABILITY AND LAND USE STUDY

Based on an industrial market assessment prepared for the project area by Scott Fitton & Co. Inc., market niches on which to base the project potential sales performance were identified. Research revealed market opportunities within narrowly defined market niches focusing on traditional manufacturing processes and low-cost labor. The site also has the unique advantage of providing rail access to users, an attribute already being exploited by current users in the North End Industrial Area. Also the local industrial market provides little opportunity for small businesses seeking very inexpensive spaces in configurations of under 2,500 square feet. Creation of an industrial incubator is a desirable project objective.

The most notable market opportunity found was for inexpensive space of under 5,000 square feet. There is ample evidence throughout the State that through aggressive marketing of a well-defined market niche, older development areas, replete with problematic buildings and sites, can find market acceptance.

There appears to be modest support for additional light manufacturing and wholesaling and distribution. Partially confirming the acceptability of the North End for distribution use. Stone Containers, a packaging concern, has recently expanded its use of the area as a distribution center. The most consistent demand within the region was for warehousing and distribution space amounting to between 20,000 to 40,000 square feet. Wholesaling with some storefront operations, offers a more likely source of demand, however, with the obvious link to the well-established retail center along Main Street. Presently, a number of such concerns exist within the North End Project Area.

Light manufacturing, particularly mainstream manufacturing companies operating in Middletown, represent another marketing opportunity for the North End. Such firms are attracted to the North End site in part due to the availability of low-cost, semi-skilled labor in the immediate area.

To effectively compete, even within a limited target market, the North End should be positioned a cut-above the standard fare often confronted in older industrial areas. Within Connecticut, the most effective means for accomplishing the goal is through the establishment of an Enterprise Zone,. The City is pursuing designation of the North End Project area simultaneously with the approval process of this Municipal Development Plan.

The success of this project is an important element in stabilizing this section of the City of Middletown. Without public intervention in the area, the likelihood of continued decline and even abandonment of industrial buildings over the coming decade is high. The proposed project location adjacent to the Central Business District will preserve the historic relationship of an industrial job base adjacent to the retail and service sector located in the downtown area instead of shifting the focus of economic activity out to the suburban areas. Further, the proposed development will help stabilize the City's tax base, provide much-needed jobs, and stimulate economic growth.

J. APPRAISAL REPORTS AND TITLE SEARCHES

Appraisals and title searches of the Project Area parcels proposed to be acquired will be completed and are to be provided under separate cover.

K. STATEMENT OF NUMBER OF JOBS CREATED AND DETERMINATION OF IMPACT ON HOUSING NEEDS

The project described in this Development Plan will create 20 full-time equivalent public

construction phase jobs as well as 264 full time or permanent jobs upon completion as well as 106 part time jobs and 119 spin-off jobs. In terms of impact upon housing needs in Middletown, jobs created by the project will have two different impacts. The jobs to be created during the clean-up and construction phase will be filled by either residents of the Middletown area or transient workers. At present a large number of construction workers are already housed and transient workers will not have a long term need for housing. These factors reduce the impact on housing needs in Middletown.

Therefore, the impact on housing needs in Middletown will be related to the permanent jobs to be created. In order to assess this impact, the Middletown Comprehensive Housing Affordability Strategy (CHAS) for Fiscal Year 1994 was used as a base document related to housing needs and strategies. This document provides the following information concerning the housing market and needs in Middletown.

- There were 18,102 year round housing units counted in Middletown in the 1990 Census. Of this total 8,535 units were owner occupied, 8,286 units were renter occupied and 1,281 units were vacant.
- The 1990 census recorded 1,281 vacant units with 246 units for sale and 708 units for rent. The balance of the vacant units were recorded as rented or sold but not occupied or other vacant.

- The CHAS estimates that 5 percent of the rental housing stock and 3 percent of the owner housing stock can be categorized as sub-standard.
- Based upon data and definitions supplied by the U.S. Department of Housing and Urban Development, 2,571 renter households and 974 owner households in Middletown are low and moderate-income households with housing problems.

- The CHAS estimates the value of housing in Middletown for both single-family attached and detached housing in the low $120,000 range.

- The predominant housing problem in Middletown relates to cost burden. A cost burden for housing is defined as when a household has a housing cost which exceeds 30% of the household's gross income.

- The amount of vacant housing in Middletown combined with the low income of many households has acted as an obstacle to investment in property maintenance and improvement by property owners.

Based upon the amount of housing available in Middletown and the fact that many of the jobs to be created both in the short term and the long term will be filled by people already residing in the Middletown area, there is a more than adequate housing inventory available. It should be noted that the State Department of Labor unemployment figures for May, 1994 show 1,441 unemployed persons in Middletown and 34,782 unemployed persons in the Hartford Labor Market Area which includes Middletown. This extent of unemployment supports the premise that a large percentage of the jobs to be created will be filled by persons already residing in the area. Furthermore, the income created by these new jobs will help many Middletown residents to address the cost burden of housing cited in the CHAS as the predominant housing problem in the City. This additional income will also encourage investment in housing maintenance and improvement which will improve overall housing conditions.

L. DETERMINATION OF FINDINGS AND RELATION OF PLAN TO DEFINITE LOCAL OBJECTIVES

The Project Area has been an important element in the economic base of the City of Middletown since at least the mid 1800's. Its contributions to the community's tax and job bases have fluctuated over the years, with the 1980s and 1990s experiencing substantial job loss from the area due to a declining manufacturing base in the Project Area, in Middletown and throughout Connecticut. In addition, several substantial existing buildings have extremely limited reuse potential according to today's standards. The strength of the Project Area lies in

its location, adjacent to Route 9 and the Central Business District and its rail access. This asset opens up a new life for the Project Area through private investment to create a revitalized industrial location adjacent to downtown Middletown.

The objective of this Development Plan is to provide public assistance to address extraordinary site preparation/development costs associated with the Project Area. By final approval of this Development Plan, the Economic Development Committee of the City of Middletown shall expressly adopt and affirm the following findings:

a. the land and buildings within the boundaries of the Project Area will be used principally for business purposes;
b. the Development Plan is in accordance with the intent of the plan of development for the municipality, adopted by its planning commission, and the plan of development of the regional planning agency for the region within which the municipality is located;
c. the Development Plan is not inimical to any state-wide planning program objectives of the state or state agencies as coordinated by the Secretary of the Office of Policy and Management; and
d. the Project will contribute to the economic welfare of the municipality and the state; and
e. to carry out and administer the project, public action under Connecticut General Statutes Chapter 588l and/or Chapter 132 is required.

M. STATEMENT OF MINORITY PARTICIPATION

In that the proposed North End Industrial Area Project is an economic development project funded under the provisions of the Connecticut General Statutes, Chapter 588l and/or Chapter 132, State regulations require that it be administered under a program of specific affirmative action and equal opportunity standards. In order to satisfy these requirements, an affirmative action program has been developed for the project and is to be implemented by the City of

Middletown.

This project is intended to guarantee and encourage the utilization of minority group persons, women and the handicapped in all project related work by the City. Specific goals and minimum standards are set for participation in the project by subcontracting, vending and supply firms owned and operated by minorities or women. The program similarly sets specific goals for utilization of minority and female construction workers in project construction and commits the City of Middletown to taking actions to alert qualified minority and female construction workers upon the awarding of the prime contract. The City of Middletown is additionally committed to assist future building tenants in meeting their affirmative action obligations and in encouraging affordable public transit and/or rider-sharing programs (i.e. car pooling, van pooling, etc.) to serve the subject facilities. The program also makes provisions for the identification and elimination of design barriers to the handicapped in the finished facilities so that handicapped persons may be granted fair and equal employment opportunities.

The City of Middletown will be responsible for implementing and monitoring the program and will be required, on a regularly monthly interval, to provide the Connecticut Department of Economic Development with a report summarizing the project's actual minority participation performance in relation to the program's stated goals.

North End Industrial Area
City of Middletown, Connecticut

Statement On Minority Participation

(Affirmative Action)

Development Agency

Economic Development Committee

August, 1994

I. Project Purpose

A. Economic Development - The North End Industrial Project is a municipal development project. The purpose of the Development Plan for the project is to convert a declining and economically unproductive area into a revitalized industrial business district that can compete in today's economy.

B. Job Creation - The public construction activities proposed in the Development Plan will create twenty full-time equivalent jobs during the construction period.

C. Affirmative Action - The North End Industrial Project is funded under the provisions of Connecticut General Statutes, Chapter 588L and/or Chapter 132. With the retention and/or creation of jobs explicit standards of affirmative action and equal opportunity will be implemented in the demolition and infrastructure activities.

II. Minority Participation

A. Commitment - Essential to the focus on job retention and creation is a commitment by the City, acting by and through its duly authorized development agent, the Economic Development Committee, to minority participation in the project during the construction stage.

B. Performance Standard - Pursuant to the terms and conditions of the state grant-in-aid for the project, a minority participation performance standard of 10% and a women participation standard of 2% of the total person-days of on-site labor has been established. In addition, set aside goals for participation in contracts awarded are 5% of construction costs for Disadvantaged Business Enterprises (DBE) and 2% of construction costs for Women Business Enterprises (WBE).

III. Area of Minority Participation

A. Construction Employment (Equal Employment Opportunity) - In accordance with the project's minority and women participation standard, the City shall require contractors and sub-subcontractors to hire minority and women construction workers in constructing the project.

1. Minority Construction Workers Defined

Minorities for this area of participation are citizens of the United States who are Black, Spanish-speaking, Oriental, American Indians, Eskimos or Aleutians.

2. Implementation Method

a. Pre-Qualification of Bidders

A process of pre-qualification of bidders will be used. As part of this process, all prospective bidders will be informed of the minority and women employment standards contained in this Affirmative Action Statement. In addition, information as to a company's current minority employment status and plans for future employment will be requested.

b. Bid Advertisement - Announcements inviting contract bids will advise candidates as to the following:

i. The participation of minority and women construction workers is an integral part of the project plan, required by the terms and conditions of any federal and state grants-in-aid for constructing the project.

ii. The performance standard for minority and women construction workers for the project is 10% and 2% respectively of the total person-days of on-site labor required to complete project activities.

iii. Ability and willingness to meet the project's minority and women construction workers performance standards.

c. Alerting Minority and Women Construction Workers - On the same day the project is advertised publicly for prime contract bid, the City acting by and through its Human Relations Office shall alert governmental and social action agencies as to the public works nature of the project, the minority and women hiring requirements to be followed by the contractors and subcontractors engaged to construct the project and the upcoming availability for construction worker jobs. The agencies to be contacted will be included on a list to be assembled specifically for this project. T'his list may include but not be limited to:

- Connecticut Department of Labor; Employment Service
- Connecticut Minority Purchasing Council
- NAACP - Middlesex County Chapter
- National Association of Women in Construction
- Building Trade Unions
- Women's Employment Resource Center
- Minority Business Center
- Small Business Development Center
- Middletown Human Relations Office
- Organizations such as churches, synagogues, service clubs, lodges, social clubs, neighborhood clubs, etc. which can be identified as

potential sources of outreach to minority and women construction workers.

Directly upon the award of the prime contract to a general contractor, the City shall apprise the abovenamed organizations of the project and other pertinent information as to how qualified candidates may present themselves for consideration for employment.

3. Reporting System. By the fifth day of each month, the prime contractor shall be required to furnish the City a manpower utilization report, listing the names, addresses, job descriptions, number of hours worked, and racial and ethnic backgrounds of all those who worked on the project for them in the previous month, and such other information, and in such form, as the City shall deem appropriate. And by the fifteenth day of each month, the City shall file a statement on construction manpower utilization, with prior verification thereof by the construction contractor on-the-job representative, with the Connecticut Department of Economic Development, which report shall summarize the project's actual minority and women construction workers participation performance in relation to stated standards.

4. Impartial Monitoring. The City, shall enlist the services of a competent and impartial monitoring entity to assist the City in implementing this Minority Participation Statement by doing the following:

   a. Monitor compliance with the project's minority and women construction workers participation standard by visiting the construction site and communicating its observations to the City.

   b. Attest to the validity of statements made by the City acting and contractors to the agencies of federal and state governments,

regarding the project's actual minority and women participation performance in relation to its stated performance standard.

B. Construction Subcontracts (Disadvantaged Business Enterprise)

This Affirmative Action Plan establishes goals for participation in construction sub-contracts by Disadvantaged Business Enterprises (DBE). This goal has been established at 5% of the total value of the on-site labor costs. This goal does not impact on the construction employment standards included in Section A. This goal does not represent a mandatory performance standard.

1. Disadvantaged Business Enterprise Defined

a. Private Ownership. A privately owned disadvantaged business enterprise is one at least 50% of the stock of which is owned by minority group members, 50% of the profits of which accrue to the minority group owners and a minimum of 10% of the work force to be of minority make-up.

b. Public Ownership. A publicly owned minority business is one in which at least 51% of the stock of which is owned by minority group members 51% of the profits of which accrue to the minority group stock owners, and a minimum of 10% of the work force to be of minority make-up.

C. Construction Subcontracts (Women Business Enterprise)

A goal for participation in construction sub-contracts by Women Business Enterprises has been established at 2% of the total value of the on-site labor costs. This goal does not impact on the construction employment standards included in

Section A. This goal does not represent a mandatory performance standard.

1. Women-Owned Enterprises Defined

a. Private Ownership. A privately women-owned business enterprise is one at least 50% of the stock of which is owned by female group members, 50% of the profits of which accrue to the female group owners and a minimum of 10% of the work force to be of women make-up.

b. Public Ownership. A publicly women-owned business is one in which at least 51% of the stock of which is owned by female group members, 51% of the profits of which accrue to the female group stock owners, and a minimum of 10% of the work force to be of female make-up.

D. Implementation Method (Construction Subcontracts)

1. Pre-Oualification

As part of the pre-qualification process for bidders, all contractors will be made aware of the goals for DBE and WBE sub-contract participation. Information will be requested as to how the firm will attempt to meet the established sub-contract goals. Also as part of this process, potential DBE and WBE sub-contractors will be solicited for inclusion on the bidders list. These DBE and WBE firms will be asked to provide evidence as to the source of their certification.

2. Bid Advertisement. Announcements inviting contract bids will advise potential bidders as to the following:

a. The participation of minorities and women is an integral part of the project plan, required by the terms and conditions of applicable federal and state grant-in-aids for constructing the project.

b. The DBE participation goal and WBE participation goal for the project is 5% and 2% respectively of the total dollar value of on-site labor costs.

c. Ability and willingness to meet this project's 5% DBE and 2% is a significant bidding qualification for prime contract bidders.

d. Each prime contract bidder shall submit as part of this bid package a sufficient break-down of on-site labor costs for each division of work and for each subcontract intended to be given by such contract bidder, to include the name and minority and women participation of each such subcontractor.

3. Impartial Monitoring. The City shall enlist the services and assistance of the Middletown Human Relations Office, National Association of Women in Construction, Minority Business Development Center, in consultation with the Connecticut Department of Economic Development and Small Business Administration to assist in implementing this Minority Participation Statement by doing the following:

a. Attest to the validity of statements made by the City to the agencies of state governments, regarding the project's actual minority and women participation performance in relation to its stated goal.

b. Notify minority and women subcontractors of the project.

c. Endorse minority and women subcontractors to qualify for participation in the bid competition.

d. Assist minority and women subcontractors to secure bid and performance bonds and financing.

4. Reporting System . By the fifth day after the award of the prime contract, and on the fifteenth day after the beginning of each calendar quarter thereafter the City with prior verification thereof by construction contractor's on-the-job representative, shall file a statement with the Connecticut Department of Economic Development summarizing the project's actual DBE and WBE participation in relation to stated goals.

IV. Responsibility

By form of this Statement on Minority Participation, bidders for prime contract, subcontracts, and sub-subcontractors are served notice that in order to qualify as responsible bidders for award of and performance of any contract attendant to the public construction work for the Project, they must be willing and able to strive for the Project's Performance Standard as stated in Paragraph A, Article III hereof and goals established in Paragraphs B and C.

Failure by the awardee of the prime contract for construction of the Project to implement the minority and women participation standard certified to by the award of the prime construct, or its falsification of any such prime contractor's required reports related thereto, shall be deemed to be a breach by the prime contractor of the awarded construction contract.

IN WITNESS of the fact that we have read this Minority Participation Statement and are aware of our responsibilities under these conditions, and in testimony of our willingness and ability to work for the project's minority and women participation goals and implement its mandatory participation standard, as to be attained by the Contractor, we hereby affix our signatures.

WITNESS City of Middletown Economic Development Committee

_____ By:_____

_____

WITNESS

_____

_____

Dated this_____day of_____, 1994.

APPENDIX I

RESTRICTIVE COVENANTS

PERMITTED USES

Within the Project Area, no building or land shall be used and no building shall be erected or altered except in conformance with the permitted uses set forth herein. No uses shall be allowed in the Project Area which are not permitted by the Zoning Regulations of the City of Middletown in effect at the time of application for the purchase of a site. Each provision requiring approval shall be deemed to mean City of Middletown (City) acting through the Economic Development Committee except to the extent another City official or agency is charged with enforcing an applicable ordinance or regulation.

1. Permitted Uses. Permitted uses shall be limited to the following:

61.01.06 Blacksmith shop, welding or other metal working shop and machine shops.

61.01.18 Laboratories-including experimental, photographic or testing laboratories, dental and medical, provided no operation shall be conducted or equipment used which would create hazards, noxious or offensive conditions.

61.01.19 Manufacturing, including, but not limited to, the manufacture, production, installation, assembly, processing, packaging, recycling, reprocessing, remanufacture, reconstruction, recycling, compounding, repair and servicing of goods, wares, merchandise, machinery, machine parts, tools, equipment, products, supplies, food or food products, including but no limited to, the manufacturing and/or recyling of products from the following previously prepared materials: aluminum, bones, canvas, cardboard, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, metal, paper, plastics, precious or semi-precious metals or stones, sheet metal, shell, steel, textiles, tobacco, wax and yarn; the manufacturing of pottery and figurines using previously pulverized clay and kilns fired only with gas or electricity; rubber or metal stamps and other small rubber products; electrical and electrical appliances, instruments and devices; computers, data processing equipment, television sets, radios, radio communication equipment, marine and automobile radio equipment, emergency lighting and alarm systems, phonographs, refrigerators and stoves; electric and neon signs and lights; ferrous and nonferrous metal products, including heating and ventilating equipment, cornices, eaves and the like; provided however, that no use or process otherwise specifically prohibited by any other section of this code shall be

permitted as a manufacturing use or process under this section.

61.01.24 Printing and related trades-including publishing, job printing, lithographing; blueprinting, etc., but not within one hundred (100) feet of any residential zone.

61.02.08 Light manufacturing of light industrial use.

2. Hazardous Materials and Wastes. All users of sites in the Area shall identify any hazardous materials or wastes to be associated with the proposed occupancy and use of a property. Hazardous materials are defined as any material included in EPA's list of priority pollutants, or Section 3001 of the Resource Conservation and Recovery Act or Connecticut's Hazardous Waste Regulations, whichever is in effect. If these materials or wastes are to be present then the user shall present evidence that all applicable permits and approvals from Federal, State or local authorities have been or are in the process of being obtained. The user shall demonstrate that the hazardous materials or wastes shall be contained or managed in such a manner that these substances will not pollute or degrade the natural resources, environment or ecology of the City of Middletown.

At least, the following information shall be presented in satisfaction of this section:

(a) The amount and composition of any hazardous materials that will be used, handled, stored, generated, or treated on the property.

(b) Provisions for use, treatment, storage and/or disposal of any hazardous materials.

(c) Distance to nearest natural resource.

(d) Septic tank location, site and capacity, if any and grease traps.

(e) Location of loading and unloading docks.

(f) Provisions for containment of any spills.

(g) Location and description of all storage areas, quantities, and types of materials to be stored.

(h) Written comments by the Fire Marshall, Building Inspector and City Engineer that the proposed method of handling and storing hazardous materials and wastes appears safe and reasonable from the viewpoint of their office.

II

DEVELOPMENT CONTROLS

In order to achieve the objectives set forth herein and in the Regulations, the use of land in the Project Area shall be subject to the design criteria specified as follows:

1. Architectural Design.

   (a) New buildings shall be designed to provide for good appearance and to blend harmoniously with other development within the Project Area in which they are to be located. The exterior treatment of buildings shall be homogeneous on all faces using aesthetically acceptable materials approved by the City as to color, permanence and architectural conformity with other development within the Project Area. Buildings will not be restricted to a specific architectural style.

   (b) All additions to buildings shall be of the same materials and architectural style as the original building to which they are proposed to be attached.

2. Parking Areas. The location and treatment of parking areas shall be such as to minimize the visual intrusion of parked cars, particularly as viewed from public streets.

3. Landscaping. Existing trees shall be preserved whenever possible. Every site on which a building is placed shall be landscaped in accordance with the plans and specifications for such building which are approved by the City. The intent of the provisions herein with respect to landscaping, screening and planting is to provide for an attractive environment, aesthetically screening industrial uses from abutting sites and creating a visually attractive setting with the Project Area. The requirements of this Article shall be interpreted so as to permit flexibility and individuality in design.

The features provided for in an approved landscape plan shall be installed within 90 days of

occupancy or completion of the building, whichever occurs first, provided planting shall be permitted only during the periods of August 15 to November 15 and April 15 to June 15 unless otherwise expressly approved by the City.

All walks, drives, lawns and landscaping on each such site shall be maintained in good order, repair and condition. The entire street frontage (except drives) of any site shall be landscaped from the curb line to the setback line if such area is not a part of a designated buffer or open space area.

Landscaping treatment shall consist of ground cover and shrubs or trees. Existing trees shall be conserved and integrated into a landscape plan wherever possible. Planting shall be designated to complement the site of any building such as pedestrian access, service area, parking areas, the building perimeter, etc. On large sites, the use of knolls, berms, etc to visually break up large, flat areas shall be used.

All new deciduous trees shall be a minimum of two and one-half inch caliper measured one foot above the root crown when planted and all evergreen trees shall be not less than six feet in height when planted. All plant materials shall be selected on the basis of hardiness and appropriateness to the intended use and weather exposure.

There shall be a minimum of three trees per acre on each parcel of land.

Any portion of a parking area not used for parking spaces or for circulation shall be landscaped. Any landscaped island shall contain at least one tree. Large parking areas shall be divided by landscaped buffer strips into smaller parking areas wherever possible. Trees shall be planted in parking lot islands and along the perimeter of any parking area at intervals of not more than 75 feet. Variations in this spacing may be allowed by the City provided that such variations conform to the intent of this section as to the number of trees to be planted. In parking areas, loading areas and along drives, trees within five feet of the edge of paving shall be protected by the provision of

curbing, wheel stops or other devices.

A landscaped border shall be provided around the perimeter of buildings except where paved areas are adjacent. Such borders shall contain a combination of ground cover, shrubs and/or trees.

All other portions of a developed site not covered by buildings, structures, paving or landscaping as previously required shall be established with ground cover, shrubs and/or trees or may be left as undisturbed natural terrain if the City approves.

4. Utilities.

All above ground utility structures (excluding area lighting poles) built or installed shall be screened by landscaped plantings to minimize the visual intrusion of such structure.

5. Maximum Height of Structures and Accessory Structures.

"Building height' shall be defined by reference to the Zoning Regulations.

6. Roof Mounted Equipment All roof mounted mechanical equipment which projects vertically more than 2.5 feet above the roof parapet shall be screened by an opaque barrier which is detailed in a manner consistent with the building design. Other roof mounted equipment shall be similarly screened if deemed necessary by the City for compliance with the intent of these restrictive covenants and of the Regulations.

III

TERM AND MODIFICATION

These restrictive covenants and every provision hereof and every covenant, condition and restriction contained in agreements signed in accordance herewith shall continue in full force and effect for a period commencing on the date of the recording hereof on the land records of the City of Middletown and extending until September , 2026, provided, if within 1 year prior to said expiration date, there shall be recorded an instrument signed by all owners in fee of property affected by this Declaration directing the extension hereof, these restrictive covenants shall be extended for an additional period of 10 years and thereafter for successive periods of 10 years by the same procedure.

1. Approval of Site Plan Modifications. No building, parking area, loading area, trackage, road, fence, lighting pole, sign or other structure shall be erected, placed, altered, maintained or permitted to remain on any land subject hereto, until a plan for site plan modifications has been approved by the City.

Applications for such modifications shall include plans and specifications showing the previously approved site plan and the modifications as proposed including details relating to exterior elevations, materials, colors, signs, landscaping, etc.

The City shall not arbitrarily or unreasonably withhold its approval of applications for modifications to site plans. If the City fails to either approve or disapprove an application or modification within 60 days after the same has been submitted to it, it shall be conclusively presumed that the City has approved said plans and specifications subject, however, to the requirements and restrictions otherwise contained herein and in the Regulations.

IV

ENFORCEMENT

1. Effect of Violations. Violations of any provision contained herein shall afford the City and every owner or property subject hereto the opportunity to prosecute a proceeding at law or in equity against the person or persons who have violated or are attempting to violate these restrictive covenants and to enjoin or prevent them from doing so and to cause said violation to be remedied or to recover damages for said violation.

2. Right to Enforcement. The City shall have the exclusive right to enforce the provisions hereof, without liability for failure to do so, except that each owner of record of land in the Project Area shall have the right to enforce the provisions contained herein then applicable to any site if the City shall fail to do so within 45 days after written request is made by such owner to the City. In any legal or equitable proceeding for the enforcement of any provision of these restrictive covenants, the losing party or parties shall pay attorney's fees of the prevailing party or parties, in such an amount as may be fixed by the Court in such proceedings. All remedies provided herein, at law or in equity, shall be cumulated and not exclusive.

3. Right to Inspect. The City or its agents may, from time-to-time, at any reasonable hour or hours, enter and inspect any property subject hereto to ascertain compliance herewith.

The development of properties subject to a disposition agreement will be subject to the design and land use controls indicated by these restrictive covenants. In addition to the controls, all development proposals must still conform to the following:

(a) City of Middletown Zoning Regulations (as amended).

(b) Basic Building Code, State of Connecticut (as amended).

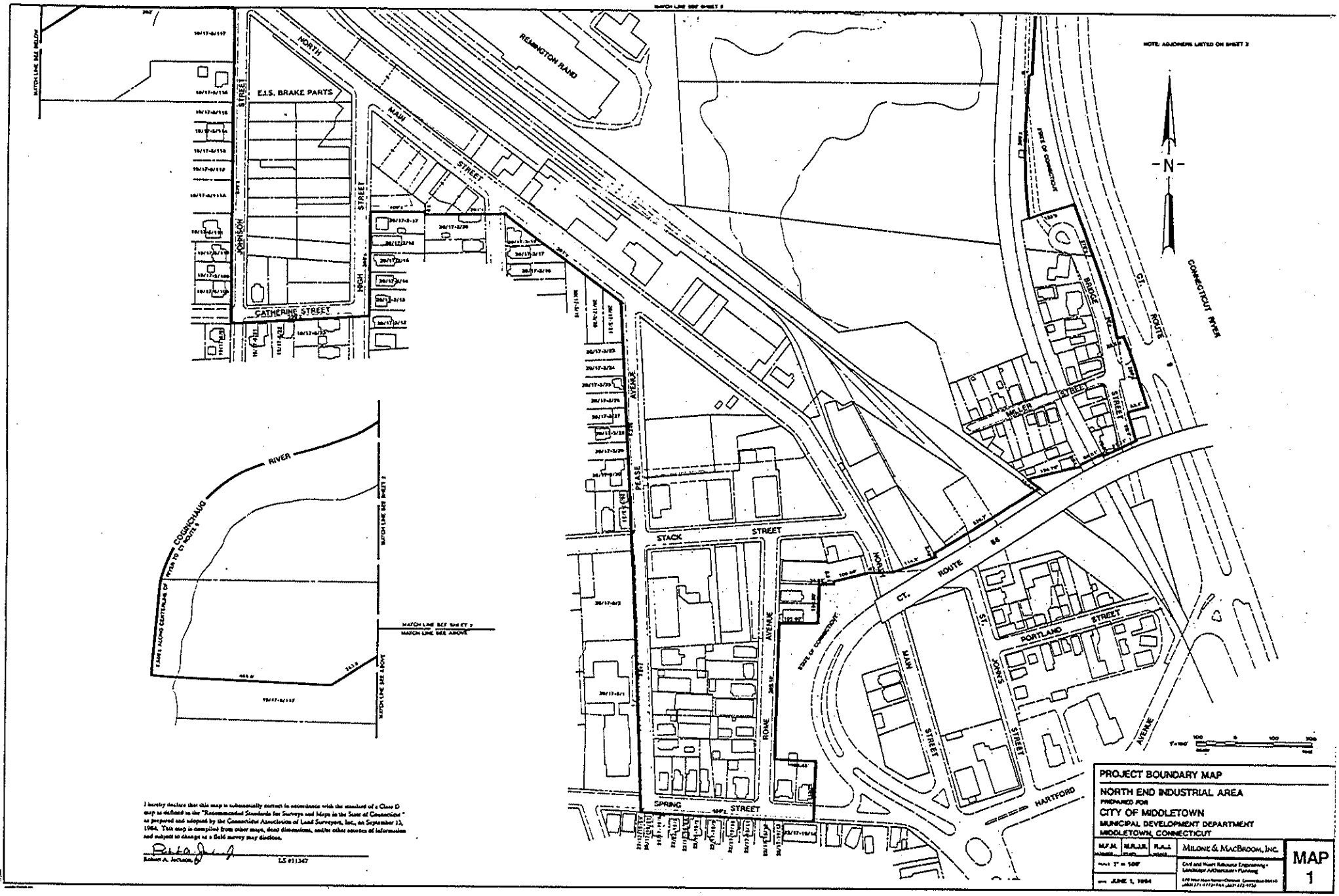
V

REMEDIES

1. In General. Except as otherwise provided herein, in the event of any default in or breach of the terms or conditions of this Declaration by Owner or any end-user, such party shall, upon written notice, proceed immediately to cure or remedy such default or breach, and, in any event, within 60 days after receipt of such notice. In case such action is not taken or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including, but not limited to, proceedings to compel specific performance by the party in default or breach of its obligations.

2. Other Rights and Remedies of City No Waiver By Delay. The City shall have the right to institute such actions or proceedings as it may deem desirable for effectuating the purposes of this Article V, provided, that any delay by the City or any other party authorized to enforce these covenants in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this Article V shall not operate as a waiver of such rights or to deprive it of or limit such rights in any way nor shall any waiver of rights operate as a waiver with respect to any other defaults under this Section or with respect to the particular default except to the extent specifically waived in writing.

3. Rights and Remedies Cumulative; No waiver. The rights and remedies of the parties to the Agreement, whether provided by law or by the Agreement, shall be cumulative, and the exercise of any one or more of such remedies shall not preclude the exercise by it, at the same or different times, of any other such remedies for the same default or breach or of any of its remedies for any other default or breach by the other party. No waiver with respect to the performance, or manner or time thereof, of any obligation or any condition to its own obligation under the Agreements shall be considered a waiver of any rights of the party making the waiver with respect to the particular obligation of the other party or condition to its own obligation beyond those expressly waived in writing and to the extent thereof.



I hereby declare that this map is substantially correct in accordance with the standard of a Class D map as defined in the "Recommended Standards for Surveys and Maps in the State of Connecticut" as prepared and adopted by the Connecticut Association of Land Surveyors, Inc., on September 13, 1984. This map is compiled from other maps, deed dimensions, and/or other sources of information and subject to change as a field survey may disclose.

Robert A. Jackson, LS #11347

PROJECT BOUNDARY MAP

NORTH END INDUSTRIAL AREA

PREPARED FOR

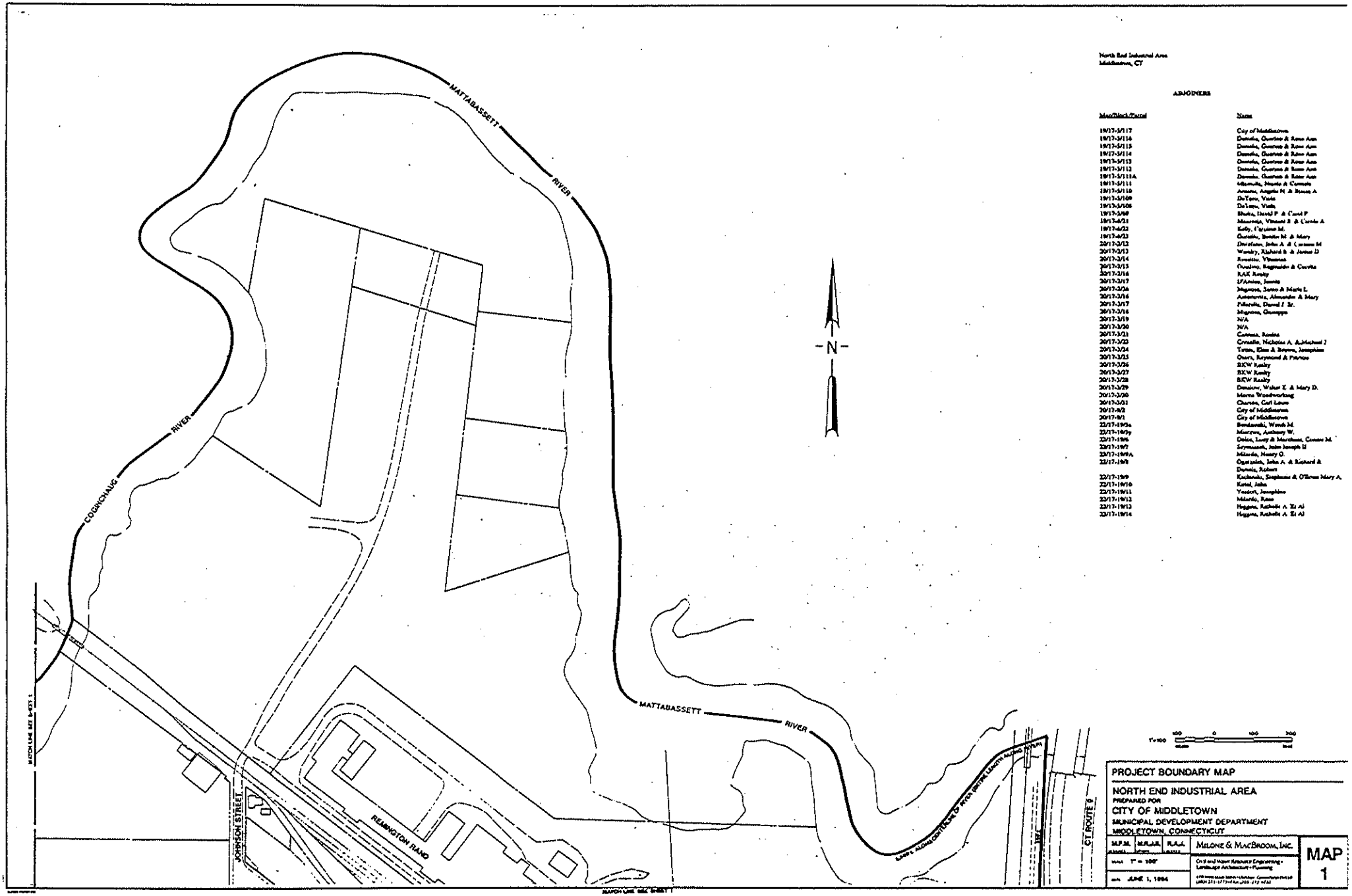
CITY OF MIDDLETOWN

MUNICIPAL DEVELOPMENT DEPARTMENT

MIDDLETOWN, CONNECTICUT

M.F.M.	M.R.M.R.	R.L.L.S.	MILONE & MACBROOM, INC.
none			Civil and Water Resource Engineering • Landscape Architecture • Planning
1" = 100'			
JUNE 1, 1984			99 West Main Street • Chestnut Commons District (860) 271-1773 • FAX (860) 272-9733

MAP 1



North End Industrial Area
Middletown, CT

ABUTTERS

Map/Block/Parcel	Name
19/17-5/17	City of Middletown
19/17-3/14	Daniels, Gustave & Rose Ann
19/17-5/15	Daniels, Gustave & Rose Ann
19/17-3/14	Daniels, Gustave & Rose Ann
19/17-5/13	Daniels, Gustave & Rose Ann
19/17-5/12	Daniels, Gustave & Rose Ann
19/17-5/11A	Daniels, Gustave & Rose Ann
19/17-5/11	Marcello, Nicola & Carmela
19/17-5/10	Arnone, Angelo N. & Rosa A.
19/17-3/09	DeToro, Viola
19/17-3/08	DeToro, Viola
19/17-5/09	Bhatia, David P. & Carol F.
19/17-6/21	Mazzocca, Vincent S. & Carole A.
19/17-6/22	Kelly, Cayanne M.
19/17-6/23	Gurnitz, Bernice M. & Mary
20/17-2/13	Davidson, John A. & Carmen M.
20/17-2/12	Wrasky, Richard S. & Janice D.
20/17-2/14	Rosetto, Vincenza
20/17-2/15	Cusolino, Reginaldo & Concetta
20/17-2/16	RAK Realty
20/17-2/17	D'Amico, Jeanne
20/17-2/26	Magnoni, Santo & Maria L.
20/17-2/16	Antoniewicz, Alexander & Mary
20/17-2/17	Pellecchi, Daniel J. Sr.
20/17-2/16	Magnoni, Giuseppe
20/17-2/19	N/A
20/17-2/20	N/A
20/17-2/21	Cotrona, Rosina
20/17-2/22	Cervello, Nicholas A. &Michael J
20/17-2/24	Tyron, Ellen & Brown, Josephine
20/17-2/25	Ouart, Raymond & Patricia
20/17-2/26	RKW Realty
20/17-2/27	RKW Realty
20/17-2/28	RKW Realty
20/17-2/29	Demaine, Walter T. & Mary D.
20/17-2/30	Morris Woodworking
20/17-2/31	Charron, Carl Louis
20/17-9/2	City of Middletown
20/17-9/1	City of Middletown
22/17-19/3a	Bendanski, Wanda M.
22/17-19/3y	Martin, Anthony W.
22/17-19/6	Deice, Larry & Marchese, Connie M.
22/17-19/7	Szymanski, John Joseph II
22/17-19/9A	Milardo, Nancy O.
22/17-19/8	Ogrodnik, John A. & Richard & Dumais, Robert
22/17-19/9	Kucharski, Stephanie & O'Brien Mary A.
22/17-19/10	Kated, John
22/17-19/11	Yescott, Josephine
22/17-19/12	Milardo, Rose
22/17-19/13	Higgins, Rachelle A. Et Al
22/17-19/14	Higgins, Rachelle A. Et Al

PROJECT BOUNDARY MAP

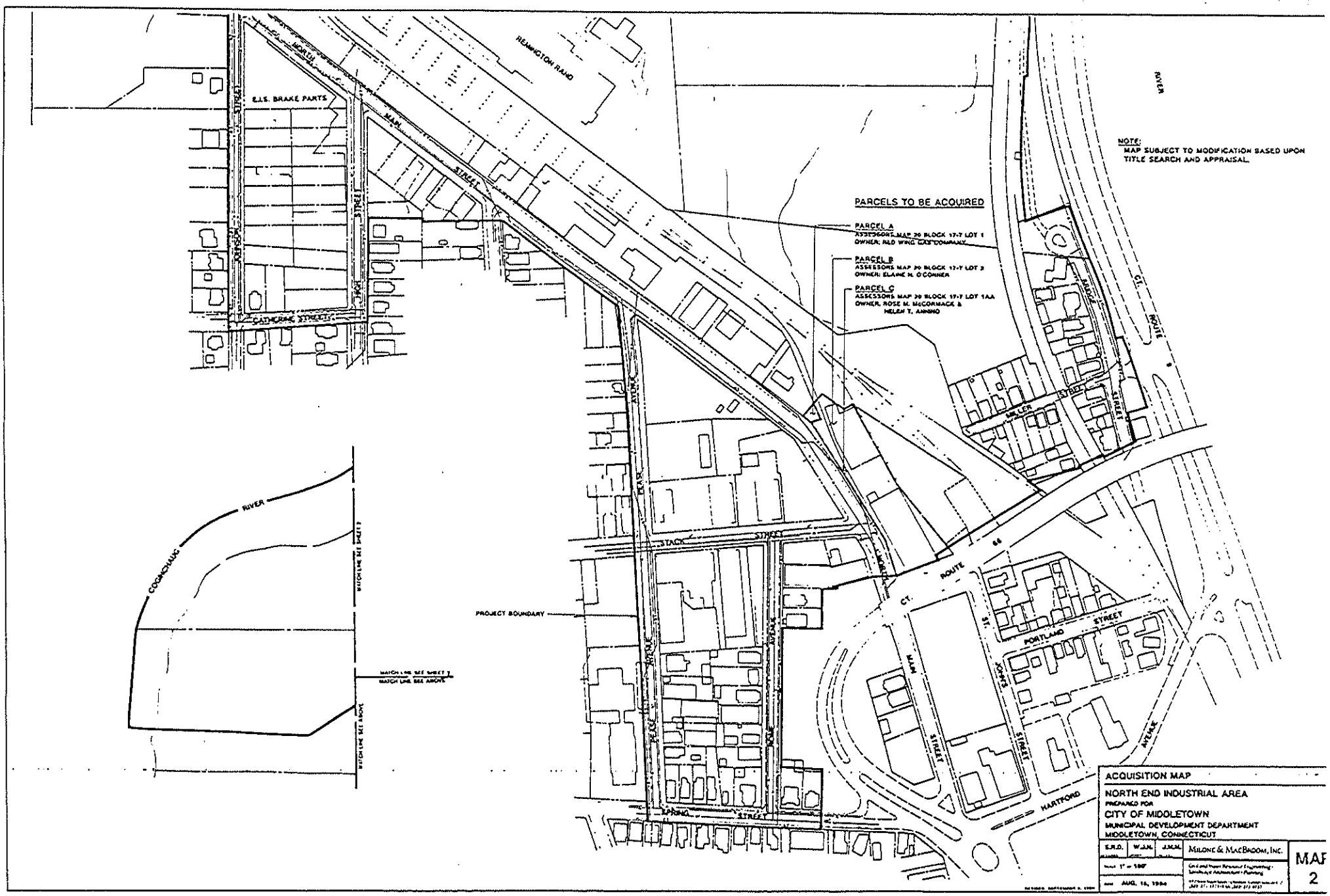
NORTH END INDUSTRIAL AREA
PREPARED FOR
CITY OF MIDDLETOWN
MUNICIPAL DEVELOPMENT DEPARTMENT
MIDDLETOWN, CONNECTICUT

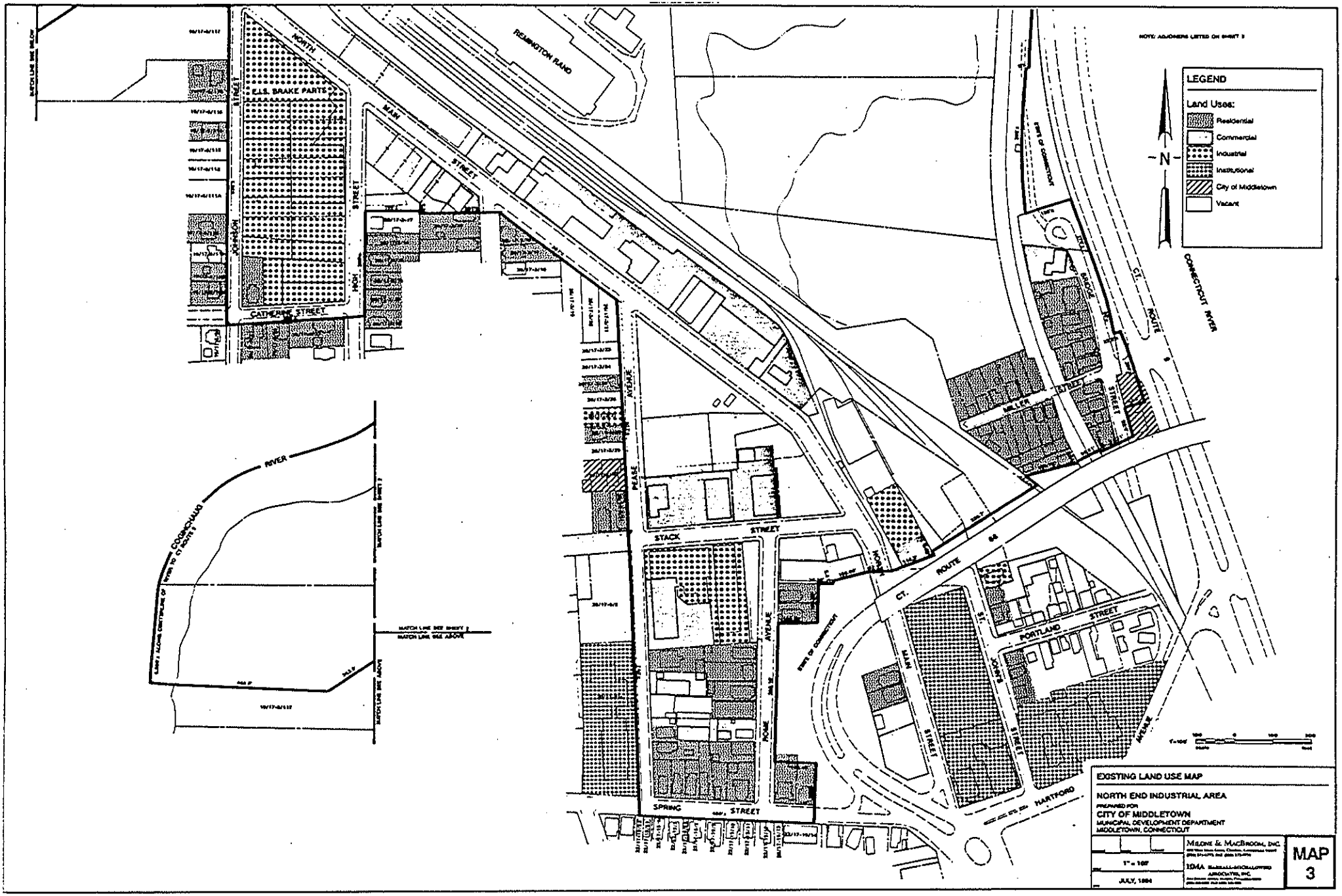
M.P.M.	M.P.U.D.	P.L.A.C.

MILONE & MACBROOM, INC.
Civil and Water Resource Engineering • Landscape Architecture • Planning

scale 1" = 100'
date JUNE 1, 1994

MAP 1


E.I.S. BRAKE PARTS
REMINGTON RAND
NORTH MAIN STREET
JOHNSON STREET
CATHERINE STREET
MAIN STREET
RIVER
NOTE:
MAP SUBJECT TO MODIFICATION BASED UPON TITLE SEARCH AND APPRAISAL.
PARCELS TO BE ACQUIRED
PARCEL A
ASSESSORS MAP 20 BLOCK 17-7 LOT 1
OWNER: ALD WING CORP. COMPANY
PARCEL B
ASSESSORS MAP 20 BLOCK 17-7 LOT 2
OWNER: ELAINE M. O'CONNER
PARCEL C
ASSESSORS MAP 20 BLOCK 17-7 LOT 1AA
OWNER: ROSE M. McCORMACK &
HELEN T. ANNINO
ROUTE 9
CT.
MILLER STREET
STACK STREET
COCHOHAUG RIVER
MATCH LINE SEE SHEET 3
MATCH LINE SEE ABOVE
PROJECT BOUNDARY
MAIN STREET
JOHN S. STREET
PORTLAND STREET
ROUTE 66
CT.
HARTFORD AVENUE
SPRING STREET
ACQUISITION MAP
NORTH END INDUSTRIAL AREA
PREPARED FOR
CITY OF MIDDLETOWN
MUNICIPAL DEVELOPMENT DEPARTMENT
MIDDLETOWN, CONNECTICUT
S.R.D.
W.J.M.
J.M.M.
MILONE & MACBROOM, INC.
1" = 100'
AUG. 16, 1984
MAP
2



EXISTING LAND USE MAP

NORTH END INDUSTRIAL AREA

PREPARED FOR
CITY OF MIDDLETOWN
MUNICIPAL DEVELOPMENT DEPARTMENT
MIDDLETOWN, CONNECTICUT

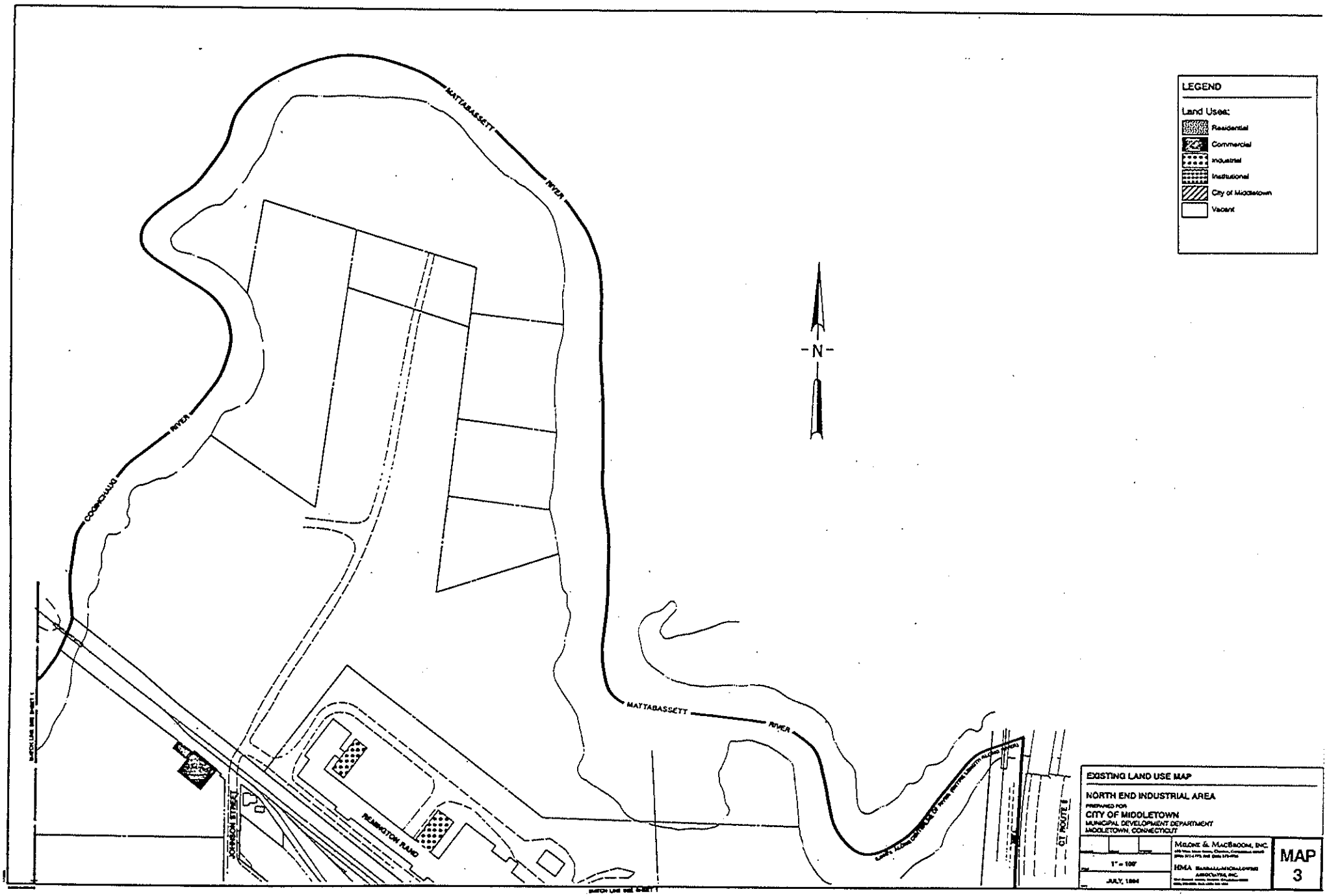
1" = 100'

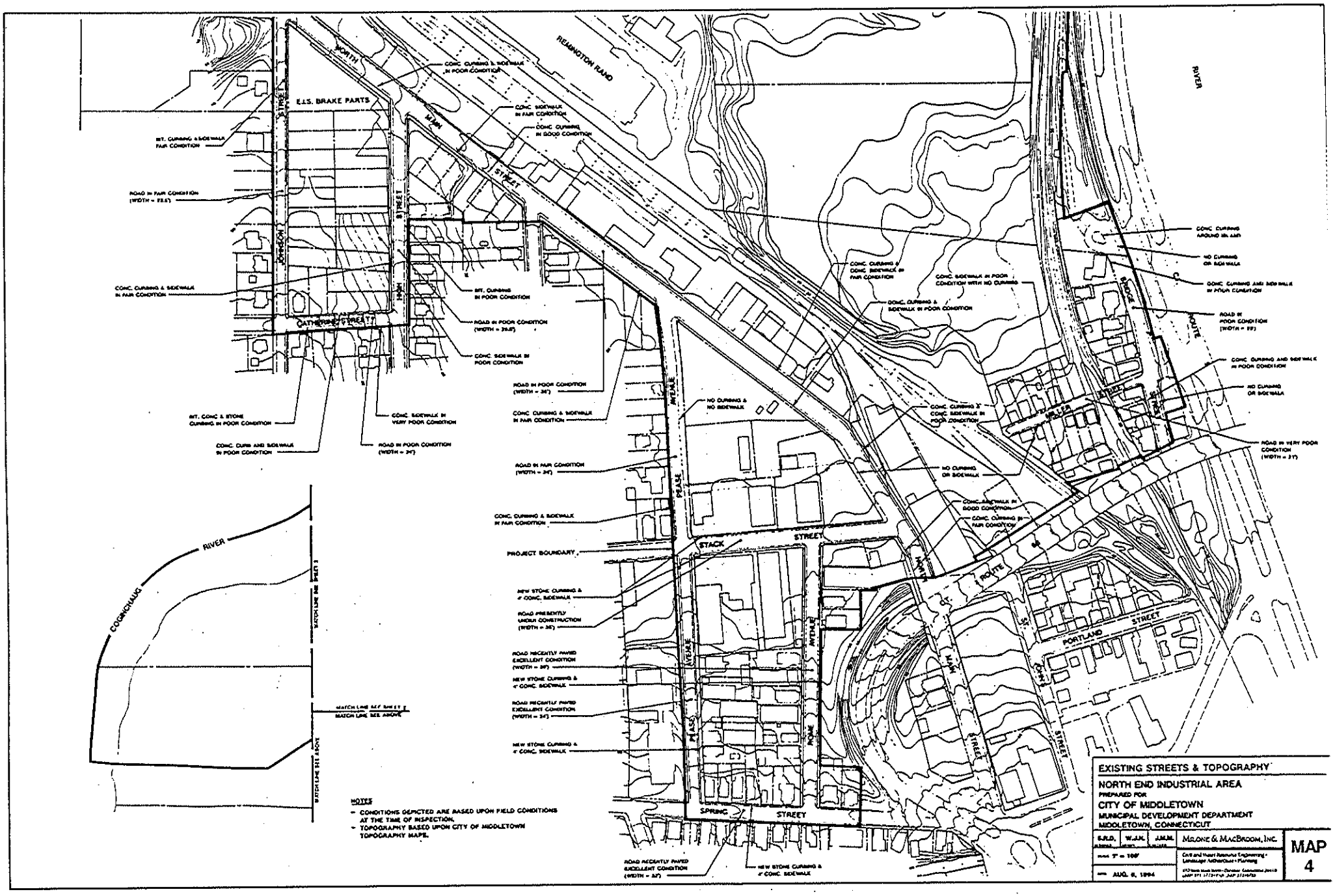
JULY, 1984

MILONE & MACBROOM, INC.

TMA

MAP 3


LEGEND
Land Uses:
Residential
Commercial
Industrial
Institutional
City of Middletown
Vacant
MATTABASSETT RIVER
COGNEWAUG RIVER
N
MATTABASSETT RIVER
JOHNSON STREET
REMINGTON RAND
RT. ROUTE 9
EXISTING LAND USE MAP
NORTH END INDUSTRIAL AREA
PREPARED FOR
CITY OF MIDDLETOWN
MUNICIPAL DEVELOPMENT DEPARTMENT
MIDDLETOWN, CONNECTICUT
1" = 100'
JULY, 1984
MALONE & MACBROOM, INC.
HMA
MAP
3



NOTES
- CONDITIONS DEPICTED ARE BASED UPON FIELD CONDITIONS AT THE TIME OF INSPECTION.
- TOPOGRAPHY BASED UPON CITY OF MIDDLETOWN TOPOGRAPHY MAPS.

EXISTING STREETS & TOPOGRAPHY

NORTH END INDUSTRIAL AREA

PREPARED FOR

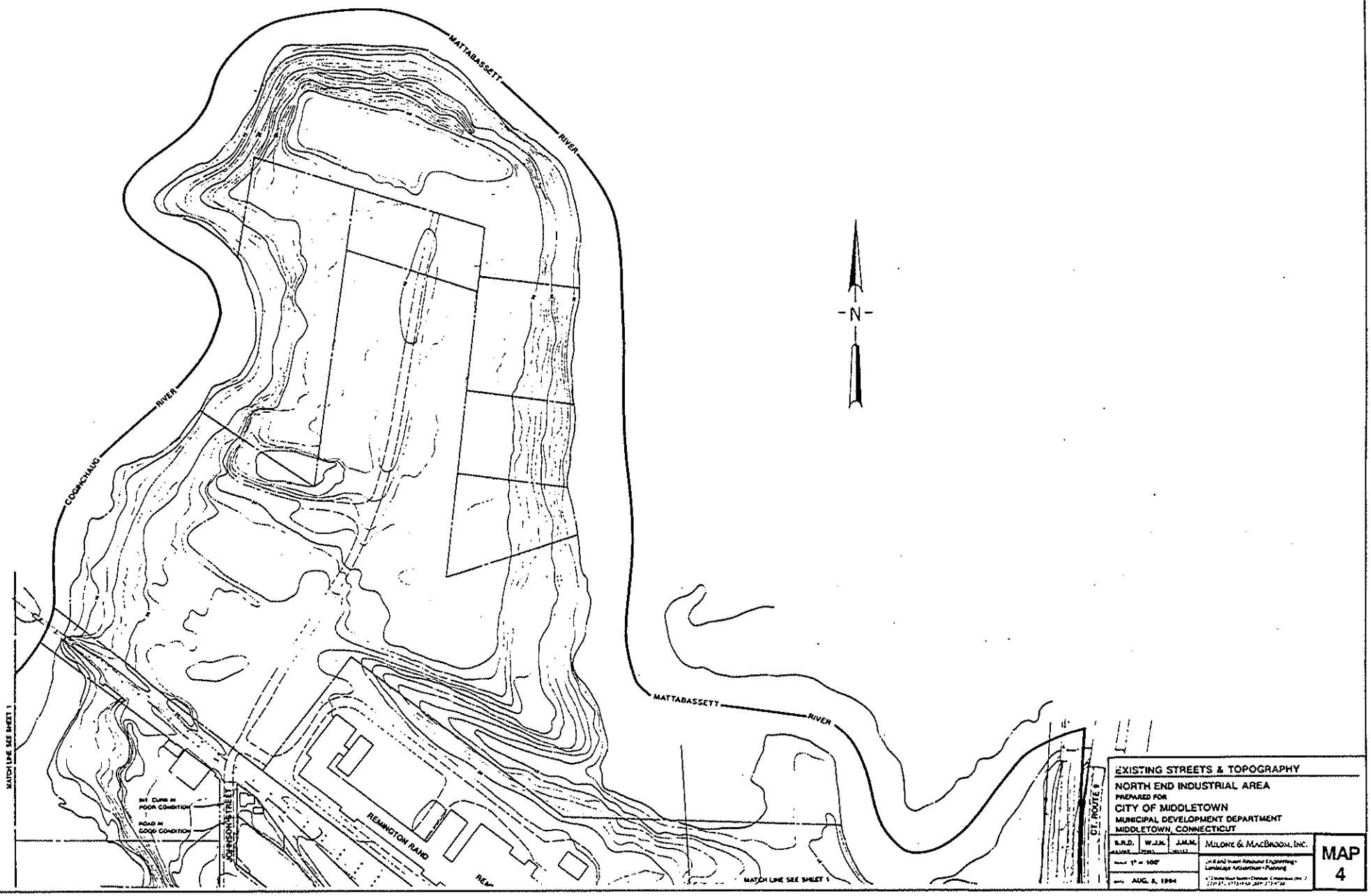
CITY OF MIDDLETOWN

MUNICIPAL DEVELOPMENT DEPARTMENT

MIDDLETOWN, CONNECTICUT

E.R.D.	W.J.K.	J.M.M.	MILONE & MACBROOM, INC.
SCALE: 1" = 100'			Civil and Water Resource Engineering • Landscape Architecture • Planning
DATE: AUG. 8, 1994			99 Realty Drive, Cheshire, Connecticut 06410 (203) 271-1773 FAX (203) 272-9733

MAP 4



EXISTING STREETS & TOPOGRAPHY

NORTH END INDUSTRIAL AREA

PREPARED FOR

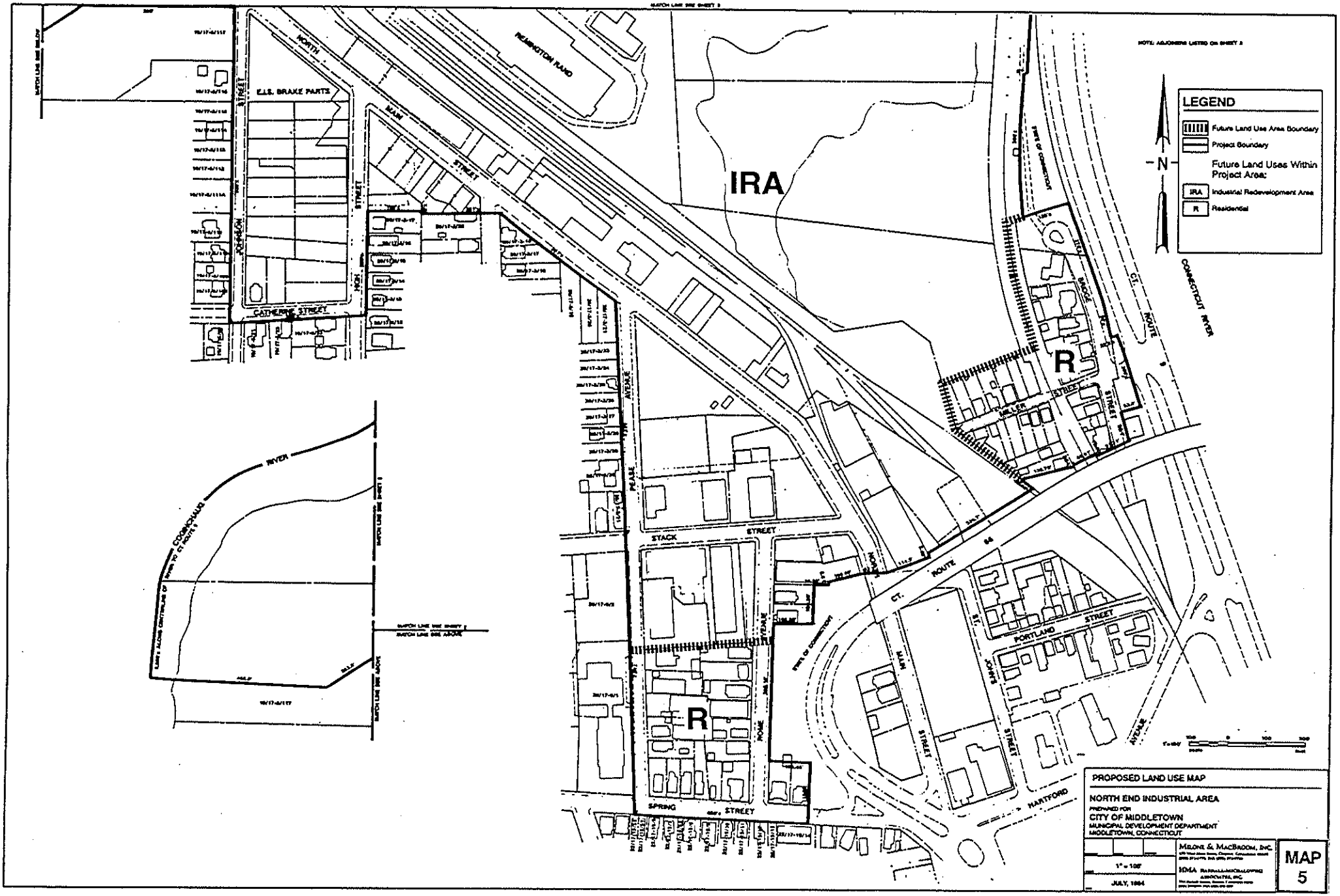
CITY OF MIDDLETOWN

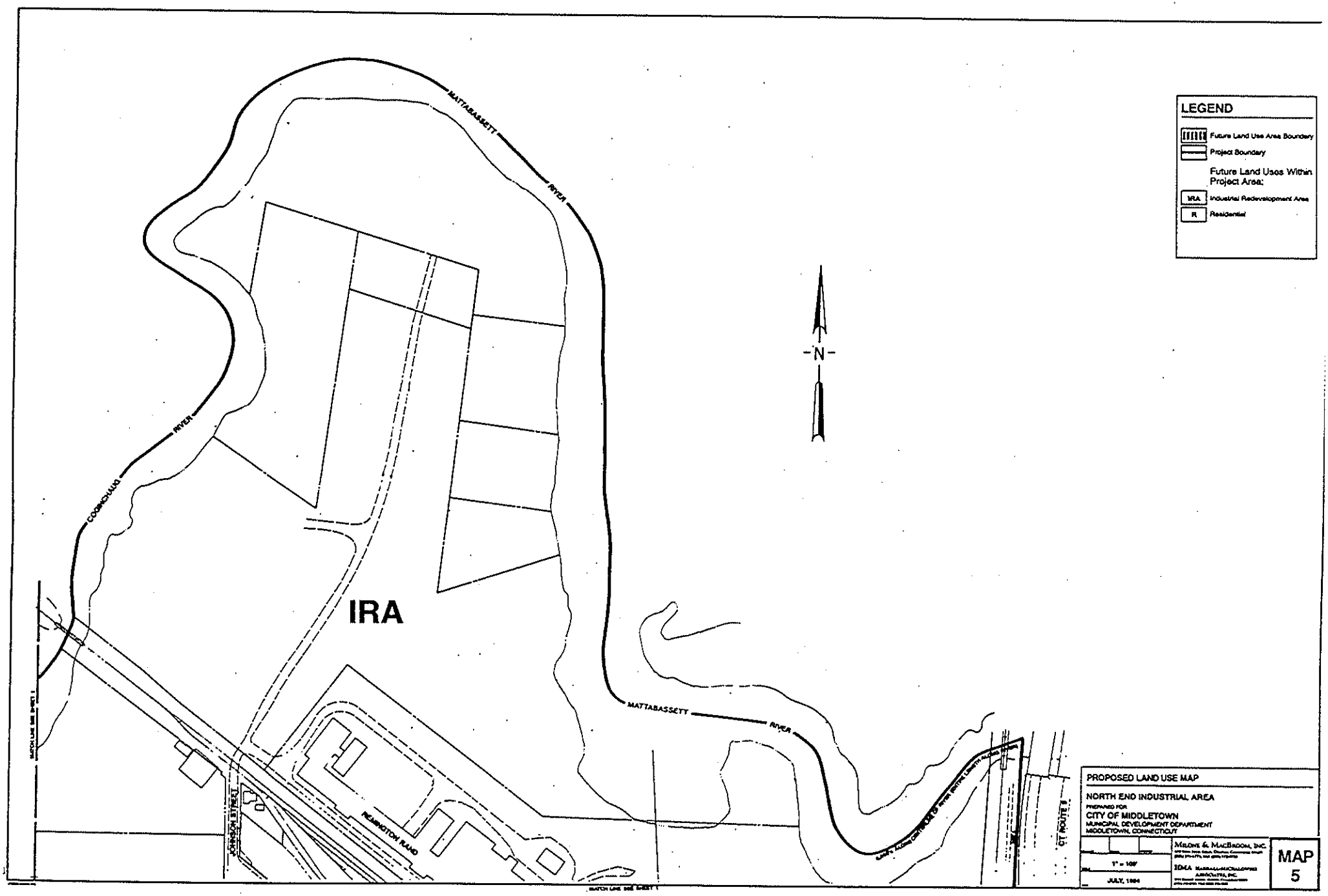
MUNICIPAL DEVELOPMENT DEPARTMENT

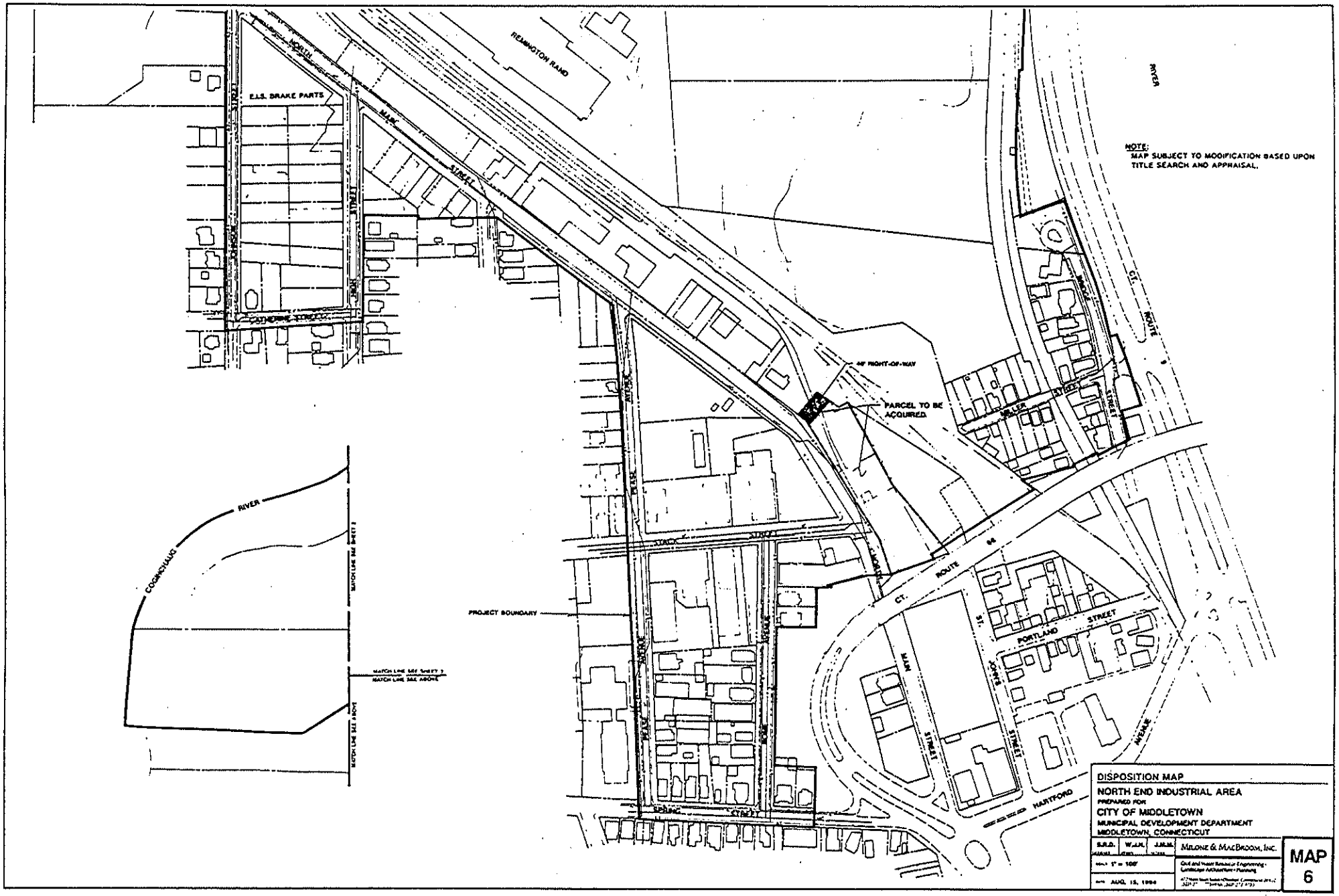
MIDDLETOWN, CONNECTICUT

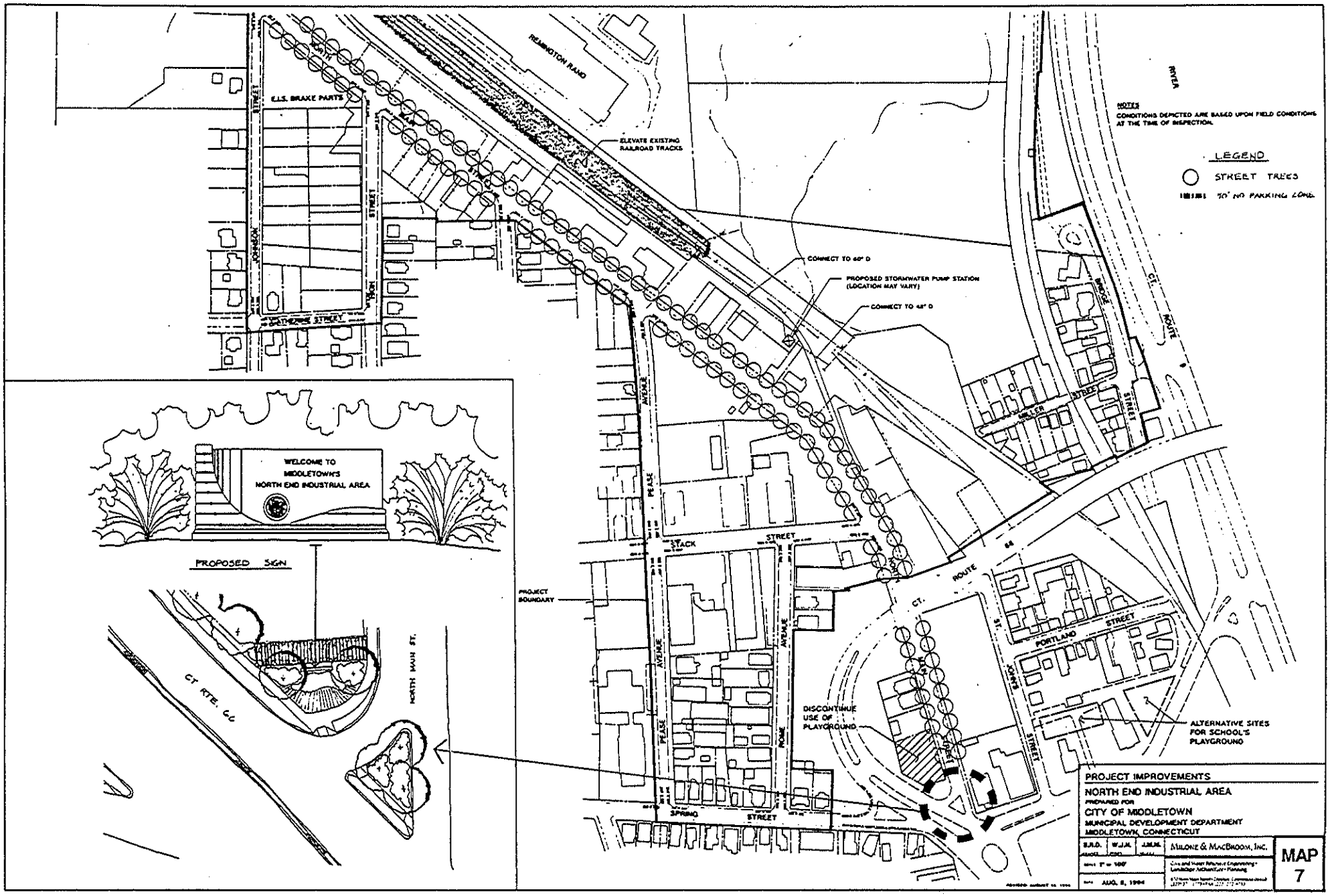
S.R.D.	W.J.M.	J.M.M.	MILONE & MACBROOM, INC.
scale 1" = 100'			Civil and Water Resource Engineering · Landscape Architecture · Planning
date AUG. 8, 1994			

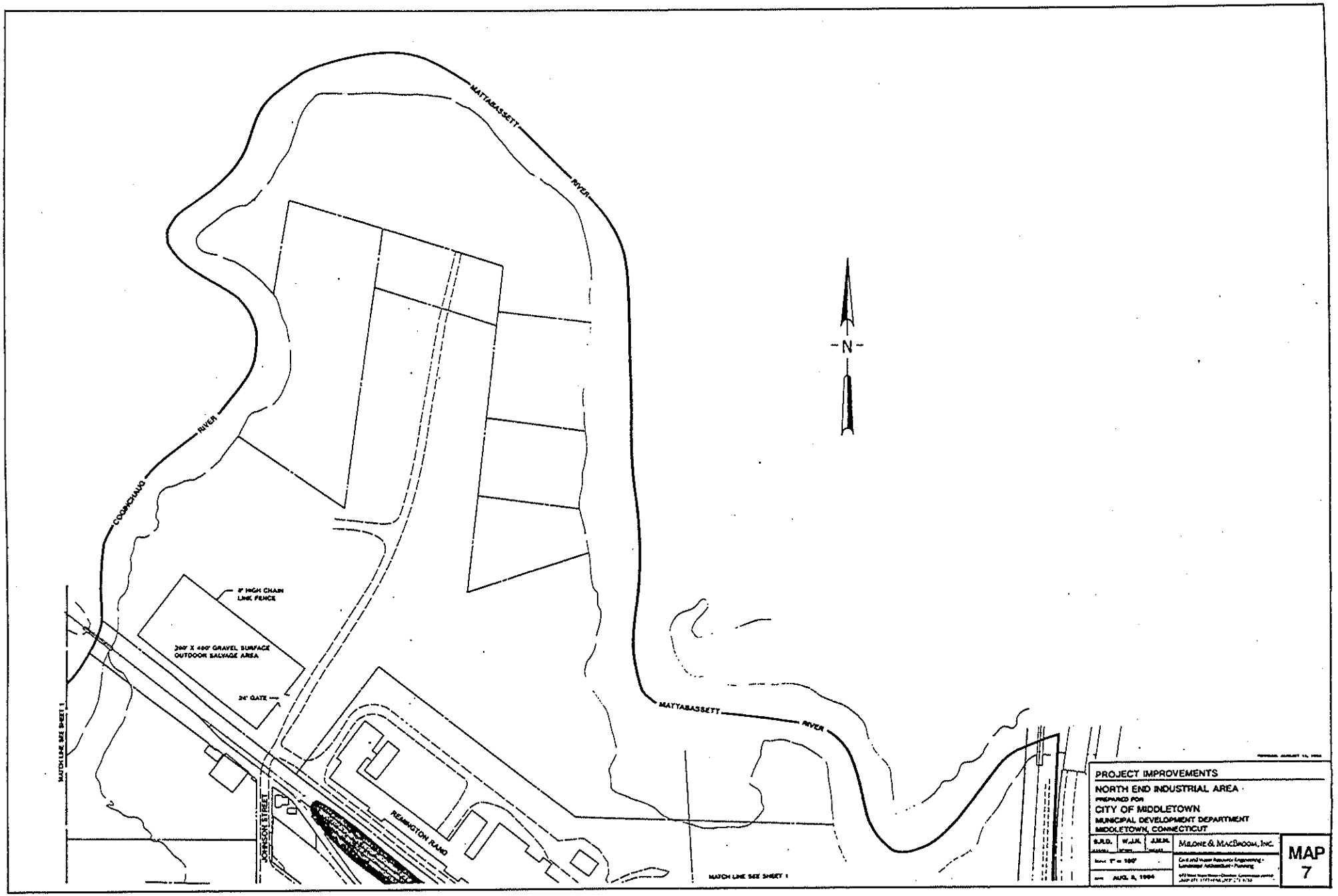
MAP 4

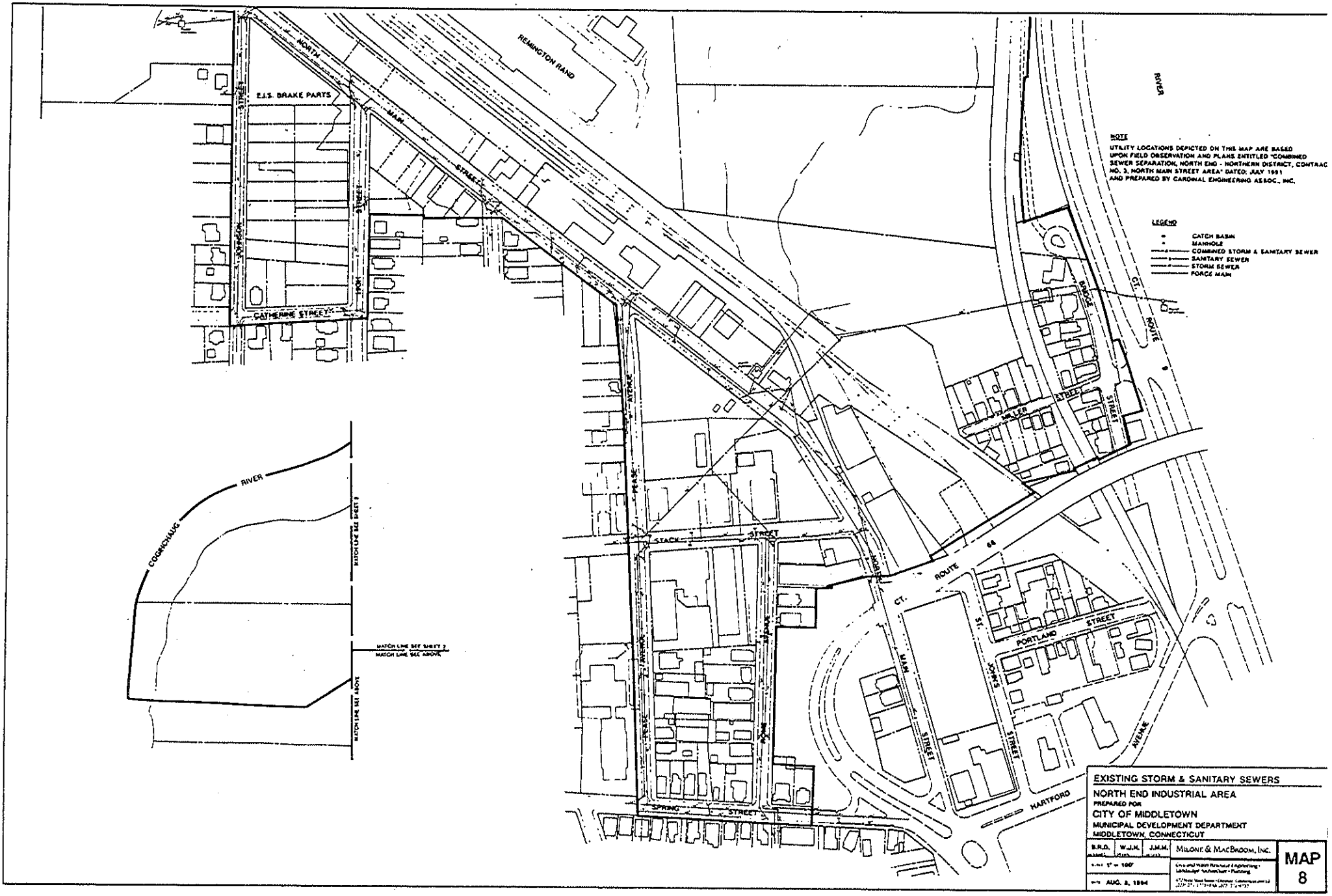

LEGEND
Future Land Use Area Boundary
Project Boundary
Future Land Uses Within Project Area:
IRA Industrial Redevelopment Area
R Residential
N
IRA
R
R
NORTH MAIN STREET
E.I.S. BRAKE PARTS
JOHNSON STREET
CATHERINE STREET
MAIN STREET
REMINGTON RAND
PEASE AVENUE
STACK STREET
ROME AVENUE
SPRING STREET
STATE OF CONNECTION
ROUTE 66
PORTLAND STREET
JOHN'S STREET
MAIN STREET
HARTFORD AVENUE
CONNECTICUT RIVER
COGNEWAUG RIVER
PROPOSED LAND USE MAP
NORTH END INDUSTRIAL AREA
PREPARED FOR
CITY OF MIDDLETOWN
MUNICIPAL DEVELOPMENT DEPARTMENT
MIDDLETOWN, CONNECTICUT
1" = 100'
JULY, 1984
MILONE & MACBROOM, INC.
MAP 5


LEGEND
Future Land Use Area Boundary
Project Boundary
Future Land Uses Within Project Area:
IRA Industrial Redevelopment Area
R Residential
MATTABASSETT RIVER
COGINCHAUG RIVER
IRA
N
JOHNSON STREET
REMINGTON RAND
MATTABASSETT RIVER
CT ROUTE 9
PROPOSED LAND USE MAP
NORTH END INDUSTRIAL AREA
PREPARED FOR
CITY OF MIDDLETOWN
MUNICIPAL DEVELOPMENT DEPARTMENT
MIDDLETOWN, CONNECTICUT
1" = 100'
JULY, 1994
MILONE & MACBROOM, INC.
IDMA
MAP 5


NOTE:
MAP SUBJECT TO MODIFICATION BASED UPON TITLE SEARCH AND APPRAISAL.
REMINGTON RAND
E.I.S. BRAKE PARTS
NORTH MAIN STREET
MAIN STREET
CATHERINE STREET
RIVER
ROUTE 9
40' RIGHT-OF-WAY
PARCEL TO BE ACQUIRED
WATER STREET
ROUTE 66
PORTLAND STREET
MAIN STREET
JOHN STREET
HARTFORD
COGNEWAUG RIVER
PROJECT BOUNDARY
MATCH LINE SEE SHEET 2
MATCH LINE SEE ABOVE
DISPOSITION MAP
NORTH END INDUSTRIAL AREA
PREPARED FOR
CITY OF MIDDLETOWN
MUNICIPAL DEVELOPMENT DEPARTMENT
MIDDLETOWN, CONNECTICUT
S.R.D.
W.J.M.
J.R.M.
MILONE & MACBROOM, INC.
1" = 100'
AUG. 15, 1994
MAP
6


NOTES
CONDITIONS DEPICTED ARE BASED UPON FIELD CONDITIONS AT THE TIME OF INSPECTION
LEGEND
STREET TREES
50' NO PARKING ZONE
REMINGTON RAND
E.I.S. BRAKE PARTS
ELEVATE EXISTING RAILROAD TRACKS
CONNECT TO 60" D
PROPOSED STORMWATER PUMP STATION (LOCATION MAY VARY)
CONNECT TO 48" D
WELCOME TO MIDDLETOWN'S NORTH END INDUSTRIAL AREA
PROPOSED SIGN
CT RTE. 66
NORTH MAIN ST.
PROJECT BOUNDARY
DISCONTINUE USE OF PLAYGROUND
ALTERNATIVE SITES FOR SCHOOL'S PLAYGROUND
PROJECT IMPROVEMENTS
NORTH END INDUSTRIAL AREA
PREPARED FOR
CITY OF MIDDLETOWN
MUNICIPAL DEVELOPMENT DEPARTMENT
MIDDLETOWN, CONNECTICUT
MILONE & MACBROOM, INC.
AUG. 8, 1994
MAP 7


MATTABASSETT RIVER
COGGINCHAUG RIVER
N
8' HIGH CHAIN LINK FENCE
200' X 400' GRAVEL SURFACE OUTDOOR SALVAGE AREA
24' GATE
JOHNSON STREET
REMINGTON ROAD
MATCH LINE SEE SHEET 1
MATCH LINE SEE SHEET 1
MATTABASSETT RIVER
PROJECT IMPROVEMENTS
NORTH END INDUSTRIAL AREA
PREPARED FOR
CITY OF MIDDLETOWN
MUNICIPAL DEVELOPMENT DEPARTMENT
MIDDLETOWN, CONNECTICUT
S.R.D.
W.J.R.
J.M.M.
MILONE & MACBROOM, INC.
1" = 100'
AUG. 8, 1994
MAP 7



EXISTING STORM & SANITARY SEWERS

NORTH END INDUSTRIAL AREA

PREPARED FOR

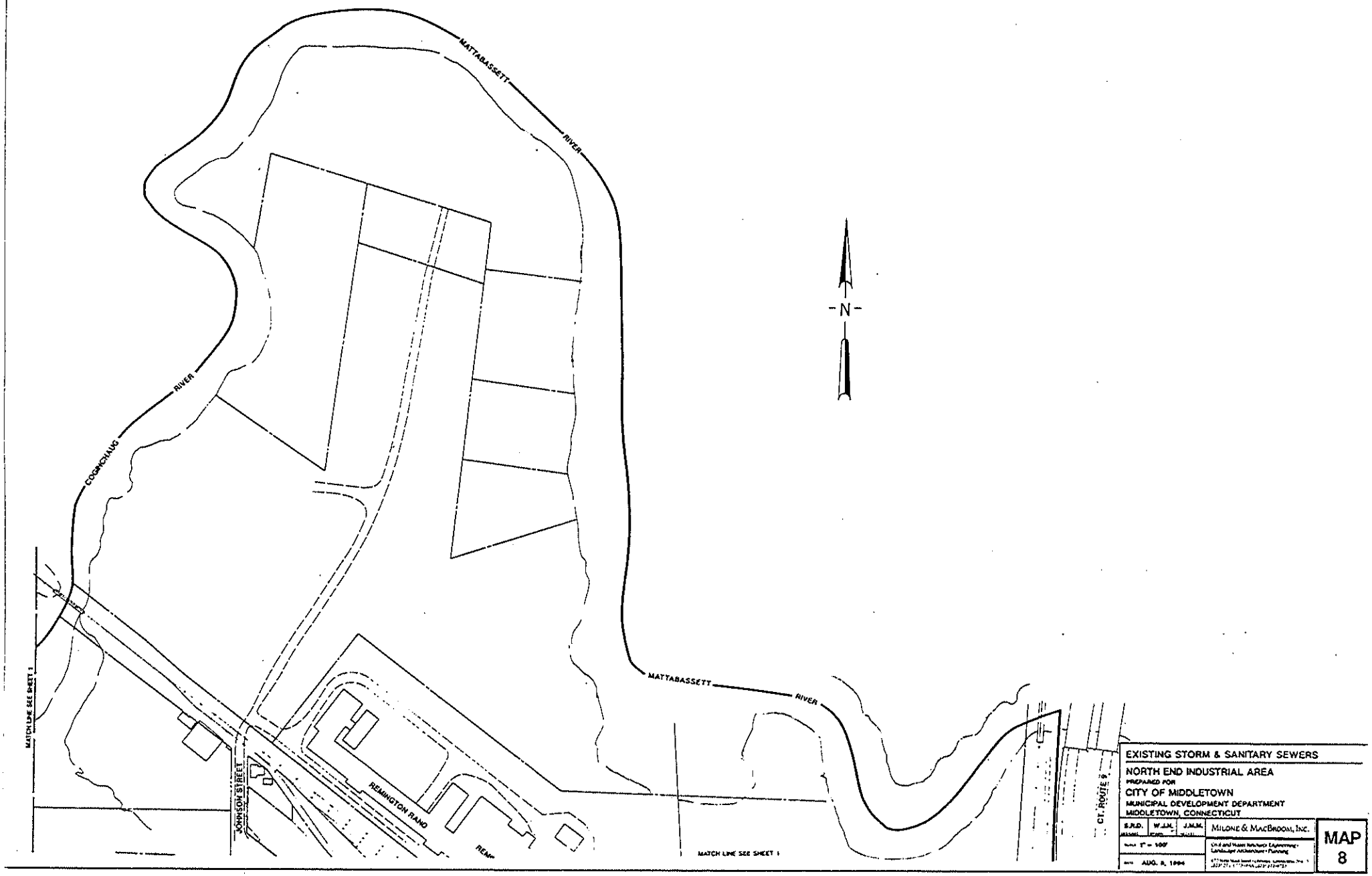
CITY OF MIDDLETOWN

MUNICIPAL DEVELOPMENT DEPARTMENT

MIDDLETOWN, CONNECTICUT

B.R.D.	W.J.H.	J.M.M.	MILONE & MACBROOM, INC.
SCALE: 1" = 100'			
DATE: AUG. 2, 1994			

MAP 8



EXISTING STORM & SANITARY SEWERS

NORTH END INDUSTRIAL AREA

PREPARED FOR

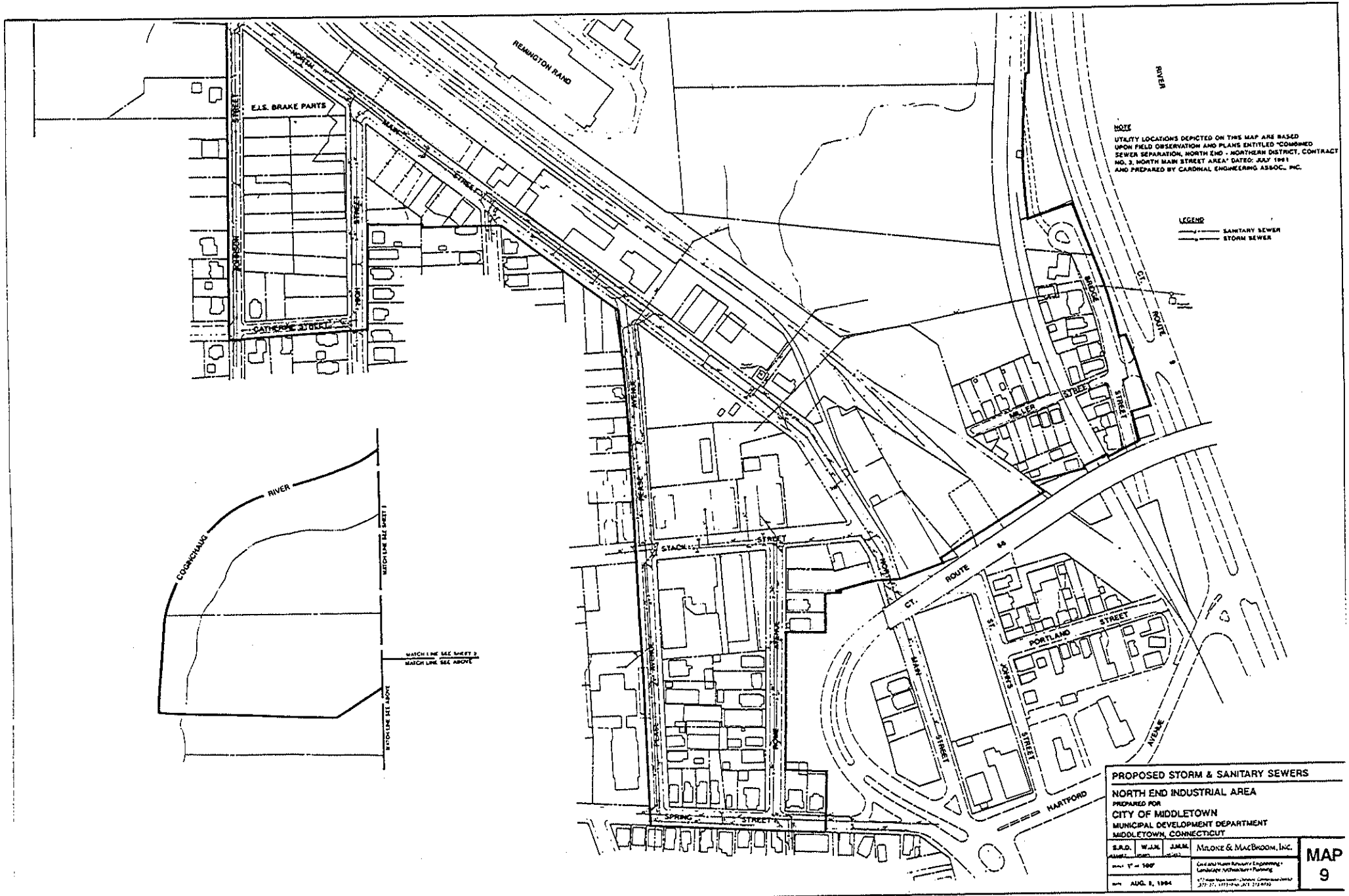
CITY OF MIDDLETOWN

MUNICIPAL DEVELOPMENT DEPARTMENT

MIDDLETOWN, CONNECTICUT

S.R.D.	W.J.H.	J.M.M.	MILONE & MACBROOM, INC.
SCALE: 1" = 100'			Civil and Water Resource Engineering · Landscape Architecture · Planning
DATE: AUG. 8, 1994			

MAP 8



PROPOSED STORM & SANITARY SEWERS

NORTH END INDUSTRIAL AREA

PREPARED FOR

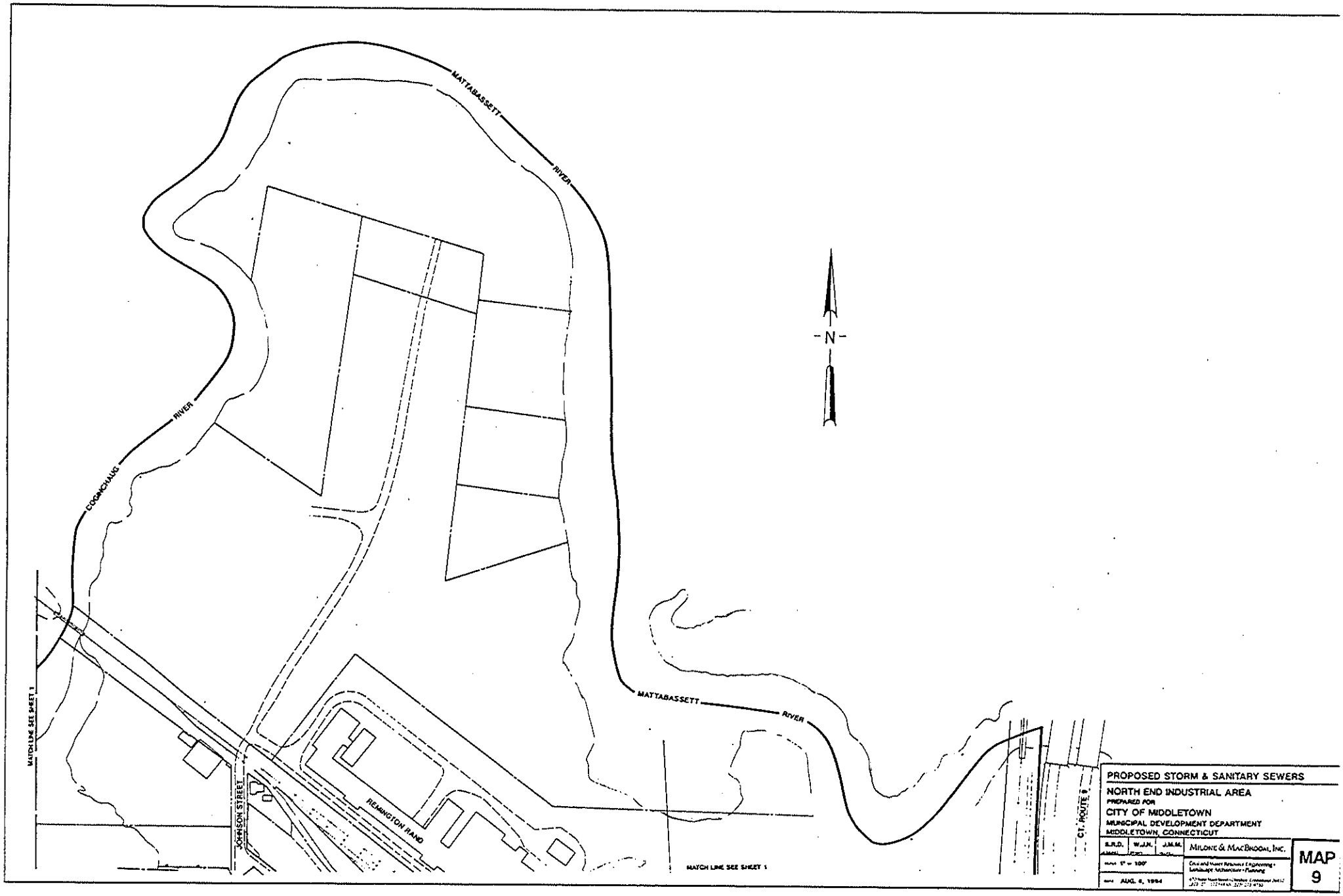
CITY OF MIDDLETOWN

MUNICIPAL DEVELOPMENT DEPARTMENT

MIDDLETOWN, CONNECTICUT

S.R.D.	W.J.N.	J.M.M.	MILONE & MACBROOM, INC.
scale 1" = 100'			Civil and Water Resource Engineering • Landscape Architecture • Planning
date AUG. 8, 1984			67 Hilton Avenue, Hamden, Connecticut 06517 (203) 271-1773 Fax (203) 272-9733

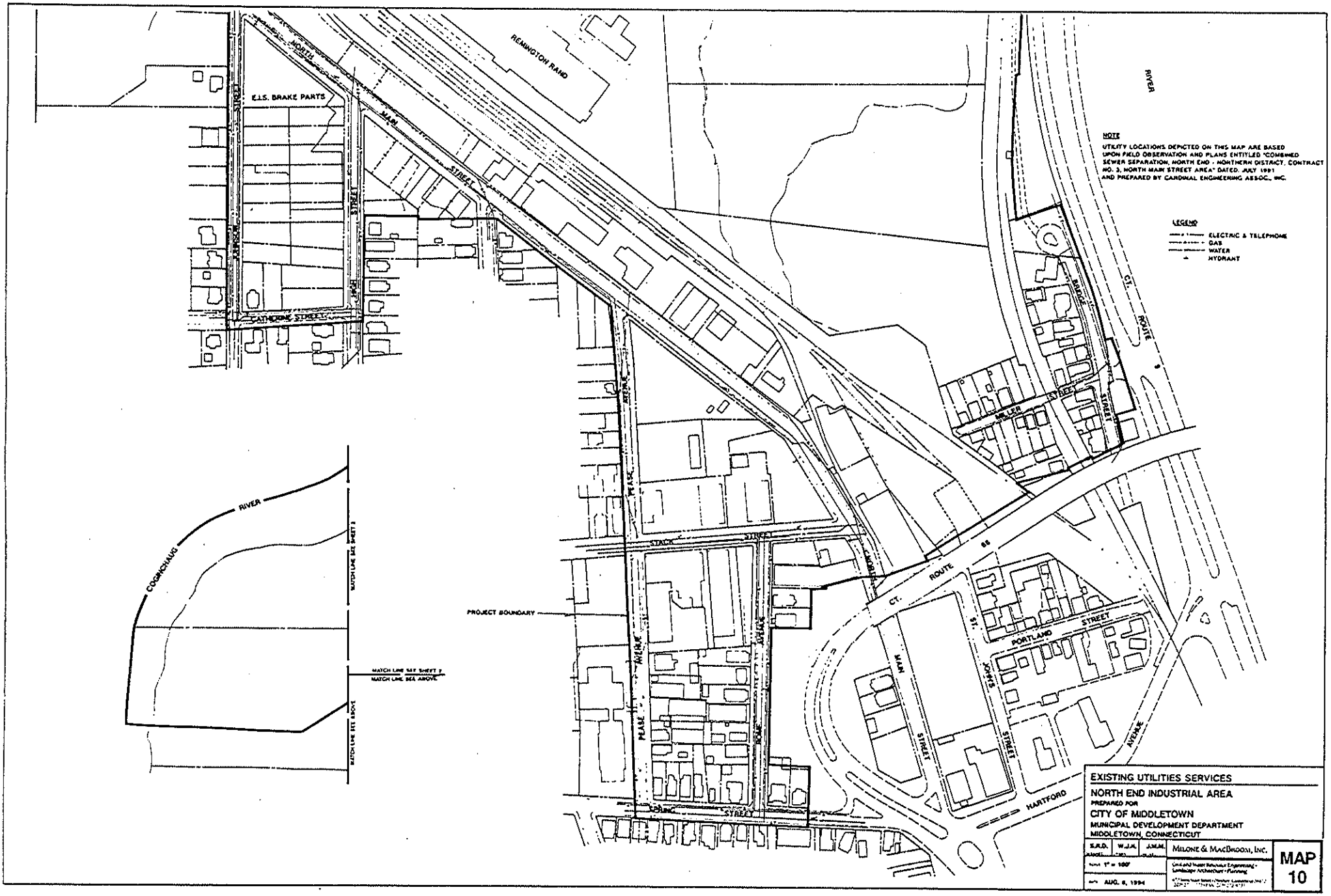
MAP 9



PROPOSED STORM & SANITARY SEWERS
NORTH END INDUSTRIAL AREA
PREPARED FOR
CITY OF MIDDLETOWN
MUNICIPAL DEVELOPMENT DEPARTMENT
MIDDLETOWN, CONNECTICUT

E.R.D.	W.J.H.	J.M.M.	MILONE & MACBROOM, INC.
SCALE: 1" = 100'			Civil and Water Resource Engineering • Landscape Architecture • Planning
DATE: AUG. 6, 1984			67 Hazard Avenue, Unionville, Connecticut 06085 (203) 673-4159

MAP 9



EXISTING UTILITIES SERVICES

NORTH END INDUSTRIAL AREA

PREPARED FOR

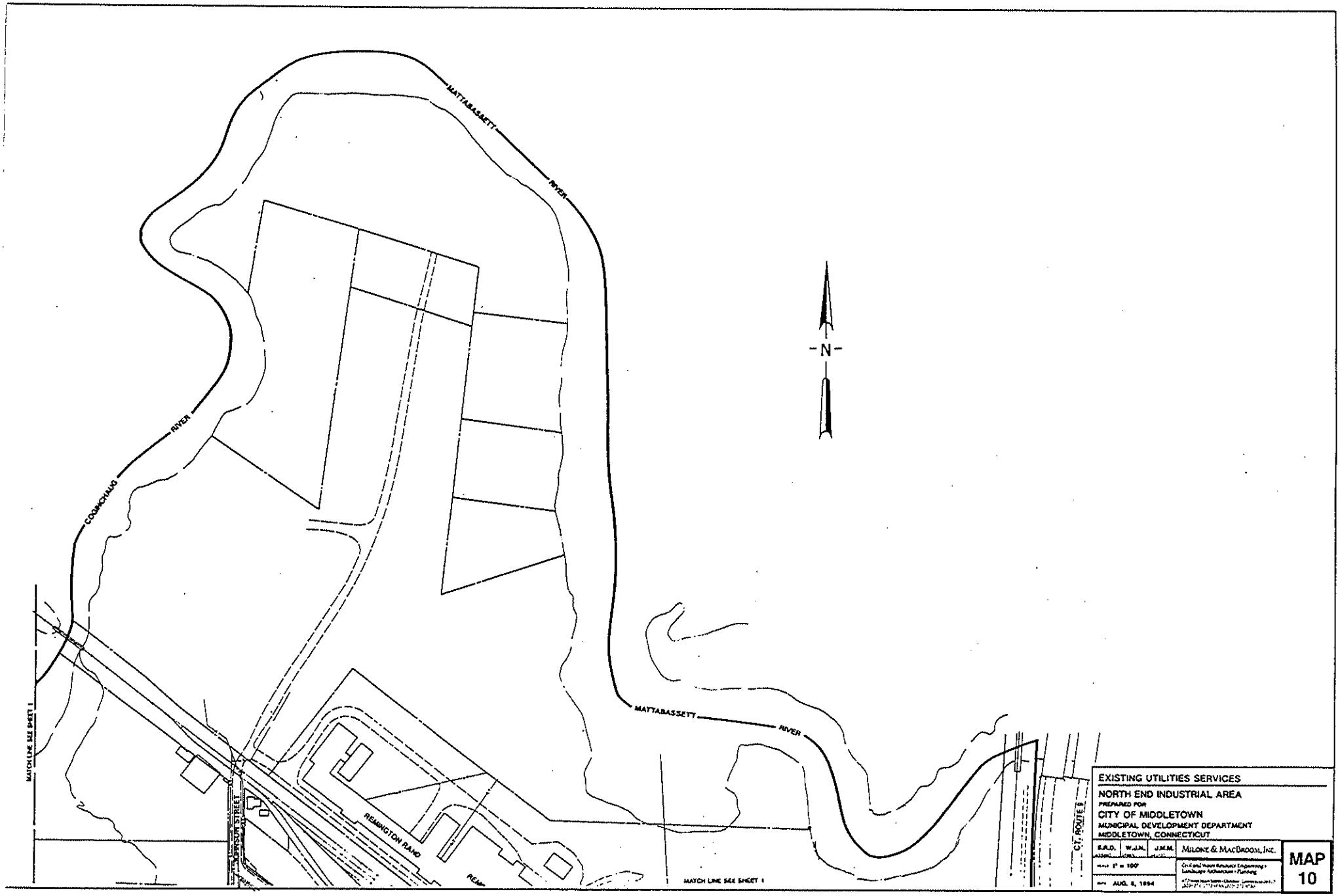
CITY OF MIDDLETOWN

MUNICIPAL DEVELOPMENT DEPARTMENT

MIDDLETOWN, CONNECTICUT

S.P.D.	W.J.M.	J.M.M.	MILONE & MACBROOM, INC.
SCALE: 1" = 100'			Civil and Water Resources Engineering • Landscape Architecture • Planning
DATE: AUG. 8, 1994			

MAP 10



EXISTING UTILITIES SERVICES

NORTH END INDUSTRIAL AREA

PREPARED FOR

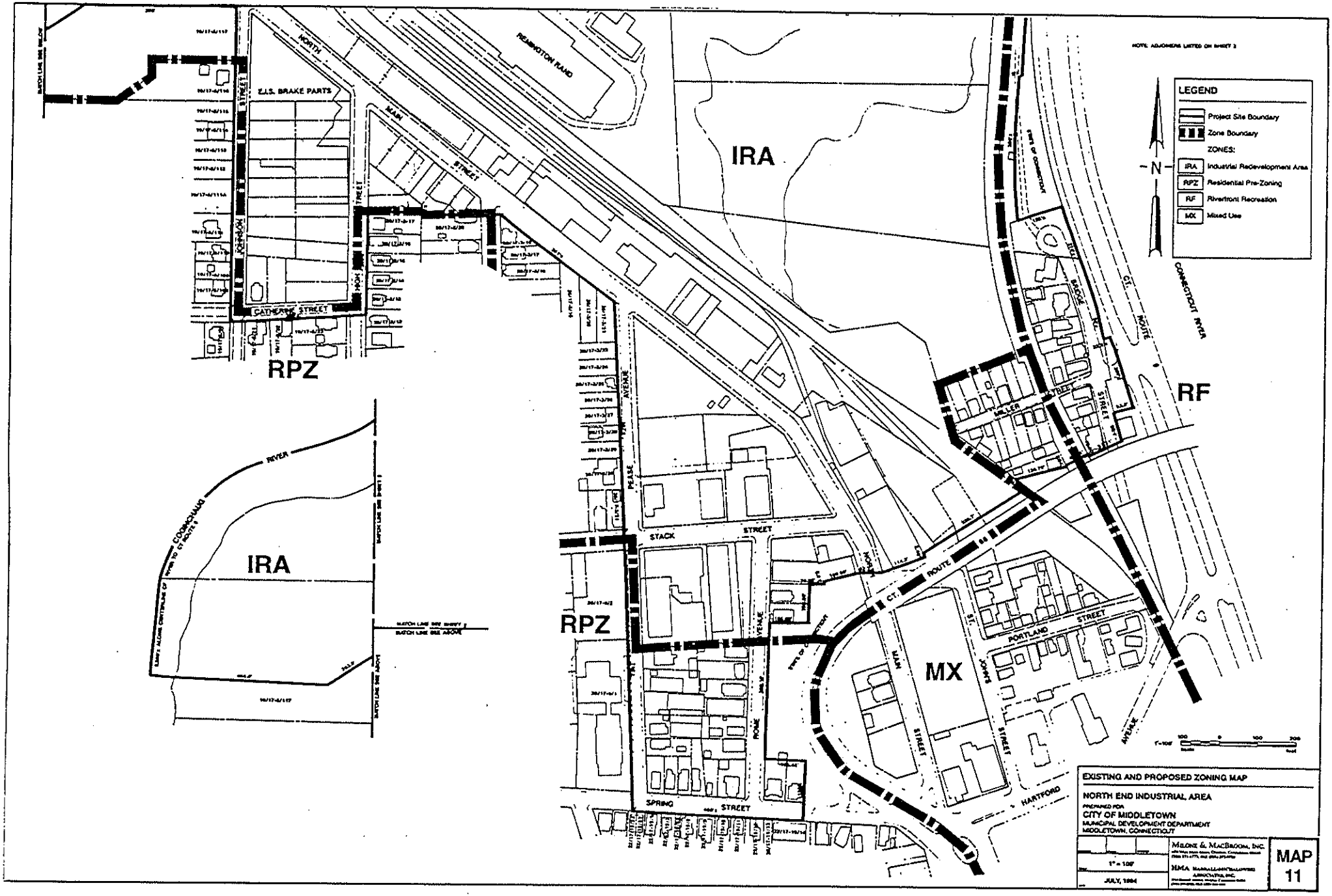
CITY OF MIDDLETOWN

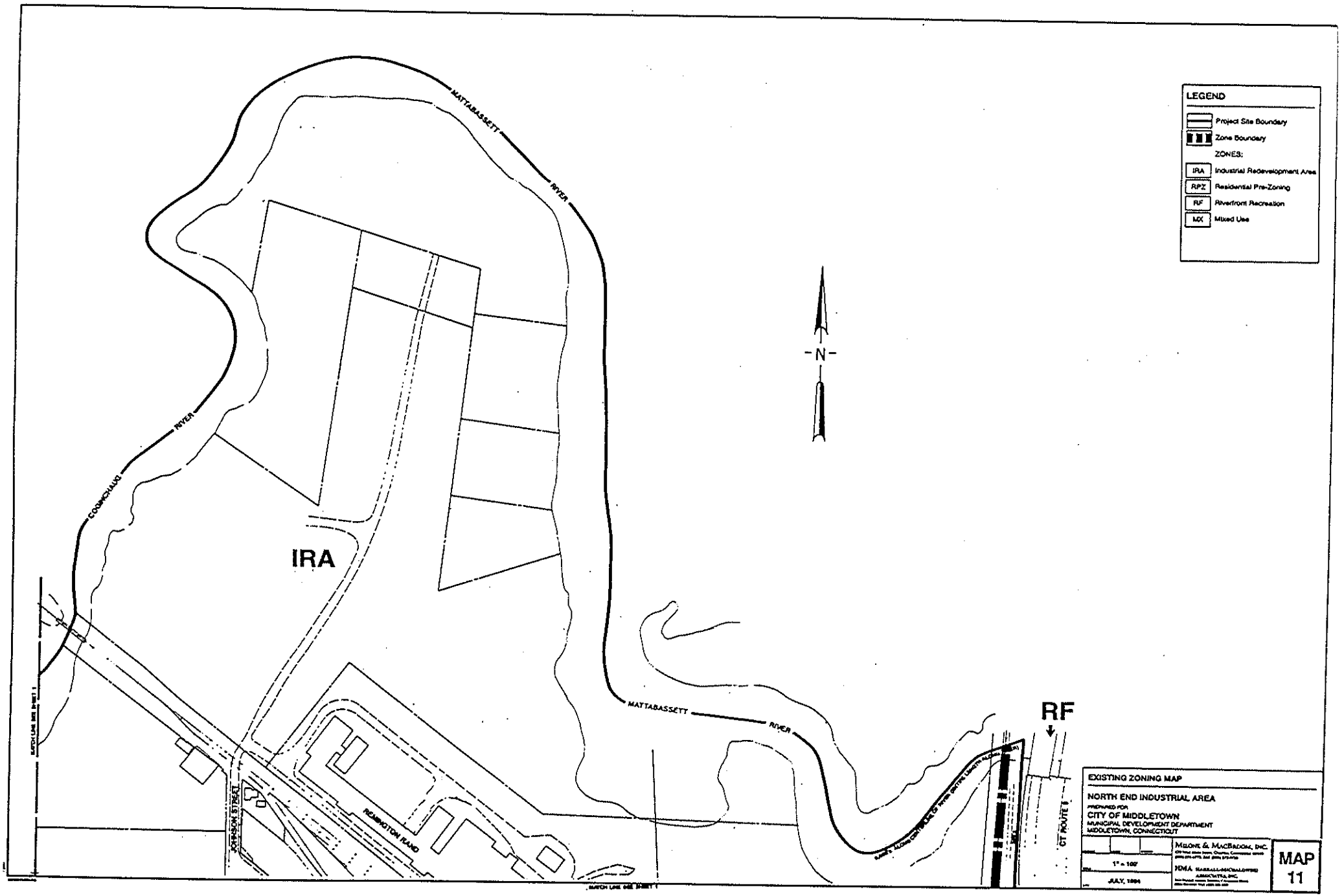
MUNICIPAL DEVELOPMENT DEPARTMENT

MIDDLETOWN, CONNECTICUT

S.R.D.	W.J.N.	J.M.M.	MILONE & MACBROOM, INC.
SCALE: 1" = 100'			Civil and Water Resource Engineering • Landscape Architecture • Planning
DATE: AUG. 8, 1994			

MAP 10


LEGEND
Project Site Boundary
Zone Boundary
ZONES:
IRA Industrial Redevelopment Area
RPZ Residential Pre-Zoning
RF Riverfront Recreation
MX Mixed Use
N
IRA
RPZ
RF
MX
IRA
RPZ
E.I.S. BRAKE PARTS
NORTH MAIN STREET
REMINGTON PLAND
CATHERINE STREET
JOHNSON STREET
HIGH STREET
PEASE AVENUE
STACK STREET
SPRING STREET
ROSE AVENUE
MILLER STREET
BACKUS CT.
ROUTE 9
CONNECTICUT RIVER
MAIN ST.
JOHN'S STREET
PORTLAND STREET
HARTFORD AVENUE
EXISTING AND PROPOSED ZONING MAP
NORTH END INDUSTRIAL AREA
PREPARED FOR
CITY OF MIDDLETOWN
MUNICIPAL DEVELOPMENT DEPARTMENT
MIDDLETOWN, CONNECTICUT
1" = 100'
JULY, 1994
MILONE & MACBROOM, INC.
HMA
MAP 11


LEGEND
Project Site Boundary
Zone Boundary
ZONES:
IRA Industrial Redevelopment Area
RPZ Residential Pre-Zoning
RF Riverfront Recreation
MX Mixed Use
MATTABASSETT RIVER
COGINCHAUG RIVER
IRA
RF
N
JOHNSON STREET
REMINGTON ROAD
CT ROUTE 9
EXISTING ZONING MAP
NORTH END INDUSTRIAL AREA
PREPARED FOR
CITY OF MIDDLETOWN
MUNICIPAL DEVELOPMENT DEPARTMENT
MIDDLETOWN, CONNECTICUT
1" = 100'
JULY, 1994
MILONE & MACBROOM, INC.
MAP
11