

## LEGAL NOTICE

### NOTICE OF DECISION BY THE MIDDLETOWN PLANNING AND ZONING COMMISSION at its regular meeting of February 27, 2008

1. Granted a Special Exception to construct Building #7 as part of the Nohl Crest III multi-family dwellings located off George Street as shown on the plans entitled: Knoll Crest Building 7, George Street, Middletown, Connecticut, Dated February 1, 2007, Latest Revision Date 12/10/07 Drawing #2 revision #5 – added sidewalk, with the following conditions: 1) Any significant changes or modifications to the plans as presented will require subsequent review and approval by the Planning and Zoning Commission; 2) The project shall have 421 parking spaces: 408 for the 204 units and thirteen (13) spaces for the pool and clubhouse. The developer is not required to construct the proposed parking lot displayed on the plans behind and west of the clubhouse; 3) a six foot high fence and landscaping shall be installed along the southern property line adjacent to the Mozdziesz paddock area to screen and contain livestock from the new development; 4) the detention pond shall be encircled with a four (4) foot high fence to prevent children from sliding into the pond; 5) the developer shall meet with the Giocos and review his landscape plan for the north side of the entrance drive and shall add additional plantings to screen the Gioco property from the entrance drive and headlights from exiting cars; 6) During the duration of construction activity, the developer agrees to monitor and walk the property boundary lines twice a week to remove any garbage or other debris which could escape onto adjacent properties; 7) the developer will notify all subcontractors and their employees that excessive noise or littering or inconsiderate behavior towards the neighbors will result in removal from the property; and 8) the developer will seek approval to install a traffic light or stop sign on George Street at the entrance to the new development. Applicant/agent Shipman, Sosensky, Randich & Marks, LLC/Atty. Robin Messier Pearson SE2007-8
2. Gave an affirmative G.S. 8-24 Review for the proposed purchase of development rights for the Schieman Farm located at the intersection of Atkins and Bradley Streets. Applicant/agent City of Middletown Economic Development Committee
3. Granted Site Plan Approval to construct a 12, 200 sq. ft. medical office building to be located at 512 (rear) Saybrook Road. Applicant/agent Middlesex Center for Advanced Orthopedic Surgery, LLC/Joe Wren, P.E. SE2007-4
4. Gave an affirmative G.S. 8-24 Review to lease 15,000 sq. ft. for film storage at the former Remington Rand building located at 180 Johnson Street. Applicant/agent City of Middletown Economic Development Committee
5. Granted Site Plan Approval to construct two (2) commercial buildings to include a pharmacy with a Special Exception for a drive-thru to be located on the site of the former Old Mill Wayside furniture store on the south side of Washington Street near West Street. Applicant/agent Old Mill Crossing, LLC SE2007-18

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6. Granted Final Approval of a four (4) lot resubdivision with a Special Exception for lots with a minimum lot area of 5,000 sq. ft. and a minimum lot frontage of fifty (50) feet of the property of Gullitti Builders located on the west side of Farm Hill Road across from the intersection with Shelley Road and adjacent to Milardo Lane with the condition that there be a Phase 1 Environmental Site Assessment on Lots #3 and #4 prior to filing on the land records. Applicant/agent Gullitti Builders, Inc./Michael Dowley & Associates S2007-11
7. Granted Final Approval of a four (4) lot resubdivision of the property of Robin & Greg Borent located on the east side of Chamberlain Hill Road across from the intersection with Thistle Lane with the condition that a letter be sent to property owners within five hundred (500) feet of blasting and that there be an optional pre-blast survey. Applicant/agent Robin & Greg Borent/Jonathan Tarbox, Delta Surveying Services, LLC S2007-12
8. Granted Final Approval of a three (3) lot resubdivision of the property of Robert and Linda Grimm located on the east side of Highland Avenue and at the end of Lakeside Avenue with the condition that all departmental comments be addressed. Granted a waiver of Subdivision Sections 5.189.06 Permanent Cul De Sac and 5.19.07.01 Sidewalks. Applicant/agent Geremia Builders/Bolduc Land Consultants, LLC S2007-13

Barbara Plum, Chair  
Planning and Zoning Commission

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P. O. No. 2003-01785, Account No. 067419

The above legal notice to appear in the Hartford Courant ONCE

Friday, March 6, 2008

**THE MUNICIPAL BUILDING IS WHEELCHAIR ACCESSIBLE**