Meeting Notice

This meeting will be conducted virtually, pursuant to the State of Connecticut Governor's Executive Order No. 7B, as amended. This means that you have the ability to view the meeting in real time, through the internet on a computer or other electronic device. You can access the meeting by following the instructions posted at the top of the City's website homepage, https://www.meridenct.gov.

OR

Clicking the following link:

EDHZ Meeting Link

https://www.meridenct.gov/government/departments/planning-and-zoning/publichearingnoticesdecisions/

OR

Copy and paste the following into your web browser

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTBmZDk4NWEtMjQxYi00Y2IzLTlkYTItNWE3NzAzZTU2NzA2%40thread.v2/0?context=%7b%22Tid%22%3a%22ec04b2f0-2d98-4ad0-b7fb-54595b05e9d0%22%2c%22Oid%22%3a%2220184a3b-9a45-4c98-93f6-574ce8ff64c6%22%2c%22IsBroadcastMeeting%22%3atrue%7d

To call in and provide public comment during the meeting please use the following. Please note *6 to mute or unmute on your phone. Please remain muted until public comment is called.

+1 203-666-2306 United States, Bridgeport (Toll)

Conference ID: 784 972 29#

The Public can make comment on items on this agenda via email at rbertotti@meridenct.gov. Comments via email will be closed 1 hour prior to the start of the meeting to allow them to be distributed to Council members. Live comments will be available in the Q&A component of the virtual meeting.

Agenda

Virtual Economic Development, Housing & Zoning Committee
Tuesday, April 21, 2020, 5:30 p.m.
****

I. Public Hearing.

a. Call to Order.
b. Roll Call.
c. Agenda.
1. **Continuation of Public Hearing of February 19th, 2020:** Item 9 of 1/6/2020: Petition for Zoning Regulation Amendment at Article II, Sections 213-7B; 213-16C(5); 213-17C(6); 213-18C(6); 213-19C(7) regarding Keeping of Poultry.
d. Adjournment.

II. Meeting.

a. Call to Order.
b. Roll Call.
c. Approval of Minutes: February 19, 2020.
d. **Agenda.**

1. Item 9 of 1/6/2020: Petition for Zoning Regulation Amendment at Article II, Sections 213-7B; 213-16C(5); 213-17C(6); 213-18C(6); 213-19C(7) regarding Keeping of Poultry.

2. Item 12 of 3/2/2020: Res. re: West Main Street and Colony Street-Adaptive Reuse Incentive.

3. Item 9 of 3/16/2020: Petition from Meriden Housing Authority to discontinue/abandon Gilbert Road; a portion of Elizabeth Road and a portion of Broadvale Road in order to promote the renovation of the Yale Acres development.

4. Pre-application discussion with Staff: potential zoning regulations amendment regarding food trucks.

5. Pre-application discussion with Staff: potential code amendment regarding parking in front lawn.

e. Staff Reports.
   1. Joseph Feest, Director of Economic Development.
   2. Renata Bertotti-Director of Planning & Enforcement.

f. Adjournment.

_____
David Lowell, Chairperson

PETITION FOR A ZONING REGULATION AMENDMENT

December 30, 2019

TO THE HONORABLE CITY COUNCIL OF THE CITY OF MERIDEN:

The City of Meriden Planning Department respectfully petitions the Meriden City Council acting as the Meriden Zoning Commission to AMEND the text of its Zoning regulation at:

Article II Section 213-7B – Word Usage; definitions: add definition of Poultry;

Article II Section 213-16C(5) – to allow the keeping of poultry as an accessory use in the R-R Rural Residential District;

Article II Section 213-17C(6) – to allow the keeping of poultry as an accessory use in the S-R Suburban Residential District;

Article II Section 213-18C(6) – to allow the keeping of poultry as an accessory use in the R-1 Single-Family Residential District;

Article II Section 213-19C(7) – to allow the keeping of poultry as an accessory use in the R-2 Two- or Three-Family Residential District.

Respectfully,

Paul Dickson
Assistant Director of Planning, Development and Enforcement

CITY CLERK
MERIDEN, CONN.
2019 DEC 30 PM 4:02

§ 213-7 Word Usage; definitions

....

B. As used in this chapter, the following terms shall have the meanings indicated:

Poultry

Domestic fowl, such as chickens, turkeys, and ducks raised for meat, eggs, or show.

§ 213-16 R-R Rural Residential District.

A. The purpose of this district shall be to assist in the creation of areas of relatively open character for single-family dwellings on individual lots, as well as for preservation of open space and more efficient development through cluster development on appropriate sites, and to provide for facilities and uses which serve residents of those areas and for uses which are benefited by and are beneficial to an open residential environment.

B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.

(Listing of permitted uses omitted for display purposes only)

C. Accessory uses.

(1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.

(2) One sign in accordance with § 213-56N(5).

(3) Off-street parking in accordance with § 213-55.

(4) Keeping of horses, ponies and other animals of the equine family for the use of the occupants of the property only, subject to the following land area and setback requirements:

(a) There shall be a minimum lot area of one acre required for the dwelling for the first animal being kept and 1/3 acre for each additional animal, with a maximum of 10 such animals.

(b) No barn, shelter or other buildings used for housing of said animals, the storage of feed and supplies or the storage of waste materials shall be located any closer than 60 feet to the property line.

(c) The area used for the grazing, exercising or training of said animals shall be securely fenced to prevent straying and to prevent the public from entering the enclosure.

(d) This shall not be construed as allowing the establishment of any commercial enterprise.

(5) Keeping of Poultry

1. **The keeping of poultry shall be allowed as a noncommercial accessory use subject to the issuance of a Zoning Permit.**

2. **The number of poultry permitted per this section is as follows:**
    a. **For lots smaller than 40,000 square feet – No more than (6) six animals.**
    b. **For lots 40,000 square feet or greater – No more than (12) twelve animals.**

3. **Roosters (male chickens) and Toms (male turkeys) are prohibited.**

4. **Enclosure: The use shall be confined to a fenced enclosure with the following parameters:**
    a. **No more than 200 square feet in area.**
    b. **A minimum of 10 square feet of ground area per animal.**
    c. **Located in a rear yard.**
    d. **Setbacks (In the instance that more than one distance requirement shall apply, the greater distance requirements shall apply)**
        i. **At least 25 feet from any street line.**
        ii. **At least 15 feet from any residential dwelling.**
        iii. **Minimum of five feet from any property line.**

    e. **Coop: All poultry shall be housed in a coop that is designed to be predator-proof, thoroughly ventilated, watertight, and easily accessed and cleaned. The coop shall be constructed with the following parameters:**
        i. **At least 10 feet from any property line**
        ii. **Minimum of 3 square feet of area per animal**

5. **Food and Waste**
    a. **Food shall be stored in watertight rodent-proof containers.**
    b. **Waste shall be disposed of offsite or composted no closer than 50 feet from any property line.**

6. **The keeping of poultry shall be conducted in a manner consistent with and in compliance with the Health Code of the City of Meriden.**

7. **This section shall not apply to the keeping of animals as part of an approved agricultural use or within a schoolhouse, museum, or zoo for the purpose of study or observation.**

§ 213-17 S-R Suburban Residential District.

A. The purpose of this district shall be to assist in the creation of areas of relatively open character for single-family dwellings on individual lots, as well as for preservation of open space and more efficient development through cluster development on appropriate sites, and to provide for facilities and uses which serve residents of those areas and for uses which are benefited by and are beneficial to an open residential environment.

B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.

...

(Listing of permitted uses omitted for display purposes only)

...

C. Accessory uses.

(1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.

(2) One sign in accordance with § 213-56N(5).

(3) Off-street parking in accordance with § 213-55.

(4) Horses, ponies and other animals of the equine family, subject to the requirements of § 213-16C(4).

(5) Child-care provider — Class I, subject to the requirements of § 213-16C(5). [Added 7-5-1988]

(6) Keeping of poultry subject to the requirements of § 213-16C(5)

§ 213-18 R-1 Single-Family Residential District.

A. The purpose of this district shall be to provide for areas of relatively open character for single-family dwellings on individual lots, as well as for preservation of open space and more efficient development through cluster development on appropriate sites; to provide for facilities and uses which serve residents of those areas and for uses which are benefited by an open residential environment, and to provide opportunity for more intensive use of large older residential structures as a means of assuring neighborhood stability.

B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.

...

(Listing of permitted uses omitted for display purposes only)

...

C. Accessory uses.

(1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.

(2) One sign in accordance with § 213-56N(5).

(3) Off-street parking in accordance with § 213-55.

(4) Horses, ponies and animals of the equine family, subject to the requirements of § 213-16C(4).

(5) Child-care provider — Class I, subject to the requirements of § 213-16C(5). [Added 7-5-1988]

(6) Keeping of poultry subject to the requirements of § 213-16C(5)

§ 213-19 R-2 Two- or Three-Family Residential District.

A. The purpose of this district shall be to provide areas for several types of housing in a medium-density environment with access to a range of community services and transportation.

B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.

...

(Listing of permitted uses omitted for display purposes only)

...

C. Accessory uses.

(1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.

(2) One sign in accordance with § 213-56N(5).

(3) Off-street parking in accordance with § 213-55.

(4) Horses, ponies and animals of the equine family, subject to the requirements of § 213-16C(4).

(5) Child-care provider — Class I, subject to the requirements of § 213-16C(5). [Added 7-5-1988]

(6) A community building.[Added 1-6-2014]

(7) Keeping of poultry subject to the requirements of § 213-16C(5)

To: EDHZ
From: Planning Staff

Memo regarding questions raised during the 2-19-2020 EDHZ Public Hearing concerning the Keeping of Poultry Regulation Amendment

Question regarding the number of chicken allowed on lots larger than 40,000

The proposed regulation is for the allowance of poultry as an accessory use to a residence and is not intended to regulate farms. The math for laying eggs is varied by type of poultry; however, per the University of Minnesota:

> "Hens begin laying at around six months of age and can continue for five to 10 years with peak production occurring in the first two years. They will lay roughly six eggs each week. Egg production drops each year when the hens molt (replace their feathers in the early fall) and as daylight hours are lost. Hens need at least 12 to 14 hours of light each day to continue laying eggs. A regular light bulb is sufficient to supply this light."
> https://extension.umn.edu/small-scale-poultry/raising-chickens-eggs

Theoretically, 12 hens would be able to produce 72 eggs per weak. Even with variability, this number appears sufficient for a family unit. More than 12 hens would appear excessive for the use of a single residential property and would require the applicant to receive a special exception for the keeping of farm animals.

The regulation aims to limit the keeping of poultry as an accessory to the primary residential use. The keeping of more than 12 animals (poultry) for any of the permitted uses does not appear to be an accessory use.

Question regarding appropriateness in the R-2 Zone.

The R-2 zone in Meriden includes a mixture of one, two, and three-family homes. The bulk requirements for the R-2 zone are nearly identical to the R-1 zone. The primary difference is the allowance of multiple dwelling units. The regulation is permissive of no more than (6) six animals (poultry) on lots smaller than 40,000 sf. In the case of multifamily, the permit would only be issued with the signature of the owner, who is the only legal entity allowed to obtain the zoning permit. The regulation limits the number of animals on the entire property.

	R-1	**R-2**
Minimum size	11,250	12,000
Setbacks	same	
Coverage	25%	40%
Dwelling Units	1	up to 3

SEE ATTACHED EXAMPLES OF THE R-2 ZONE AND AREAS WHERE R-1 AND R-2 ZONES INTERFACE

Question regarding owner-occupied properties vs. properties that are rented.

In the case of multifamily, the permit would only be issued with the signature of the owner, who is the only legal entity allowed to obtain the zoning permit. In the case of two or three family rentals, the property is limited in the number of animals per the size of the property.

Question regarding the harvesting of poultry.

Staff has discussed harvesting with the health department. The health code does not address this on an individual basis however the department of Agriculture would want it done humanely. If there is a concern regarding outdoor harvesting, staff recommends that a provision be added that states, "There shall be no outdoor slaughtering of poultry."

Question regarding composting (distance and method)

Staff did not encounter any prescriptive method in which composting shall be conducted. The 50-foot setback was a conservative number chosen due to existing Meriden regulations concerning keeping horse manure no closer than 60 feet from a property line.

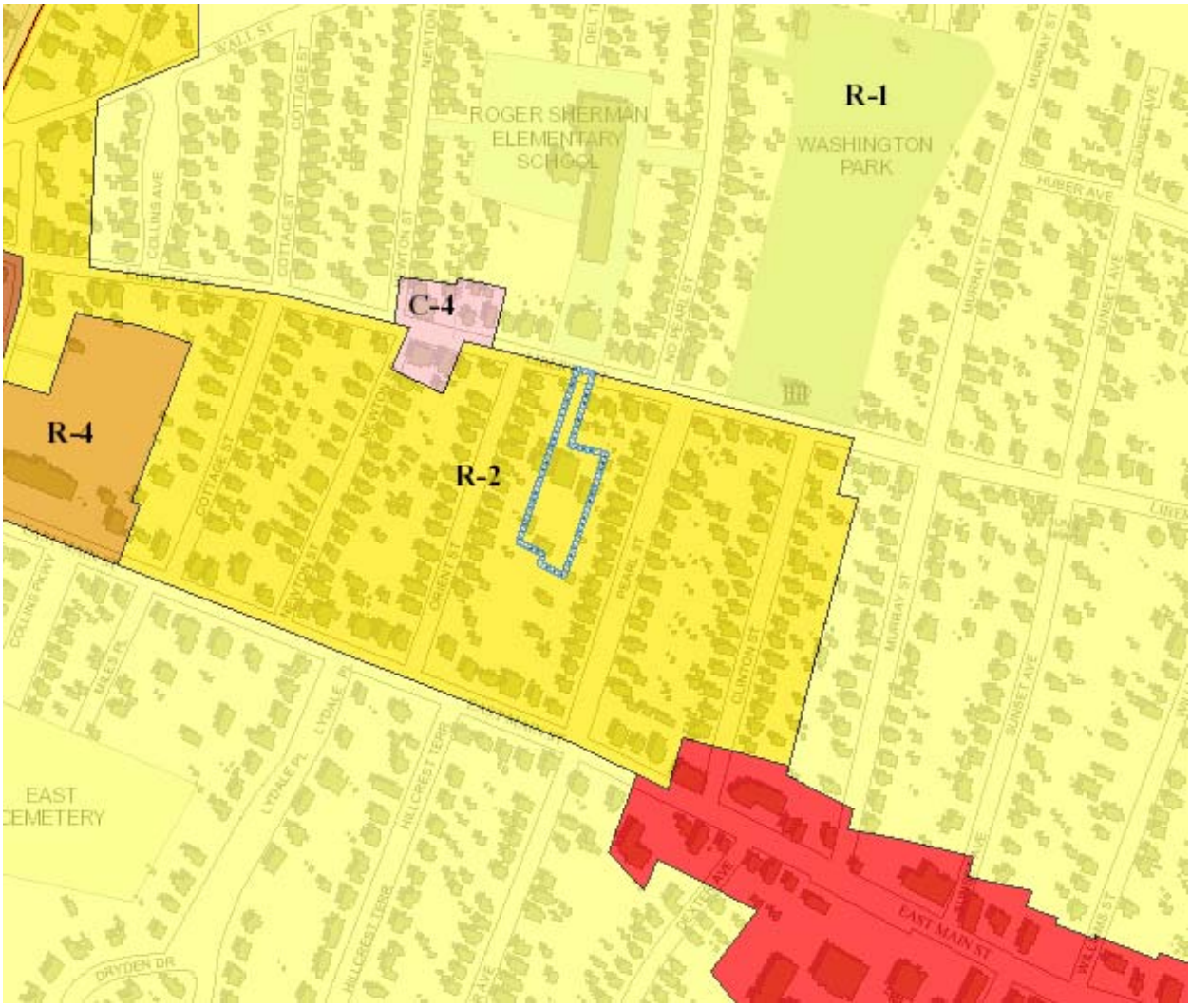
Methods of composting vary depending on the materials that go into the compost piles. Proper composting requires heat and moisture. A closed container will not compost. Per the UCONN College of Agriculture, Health and Natural Resources, Bins, drums, and turning units are available but not essential.

Currently, the Health Department regulates composting on a complaint only basis. The health codes require that the process of composting cannot breed flies or attract rodents. The 50' setback was discussed with the health department and their opinion was it would adequately address the area of greatest concerns in the city. With a required setback of 50' from each side and the rear of the property, many of the lots in the dense areas of the city are prohibited from composting the waste by their size.

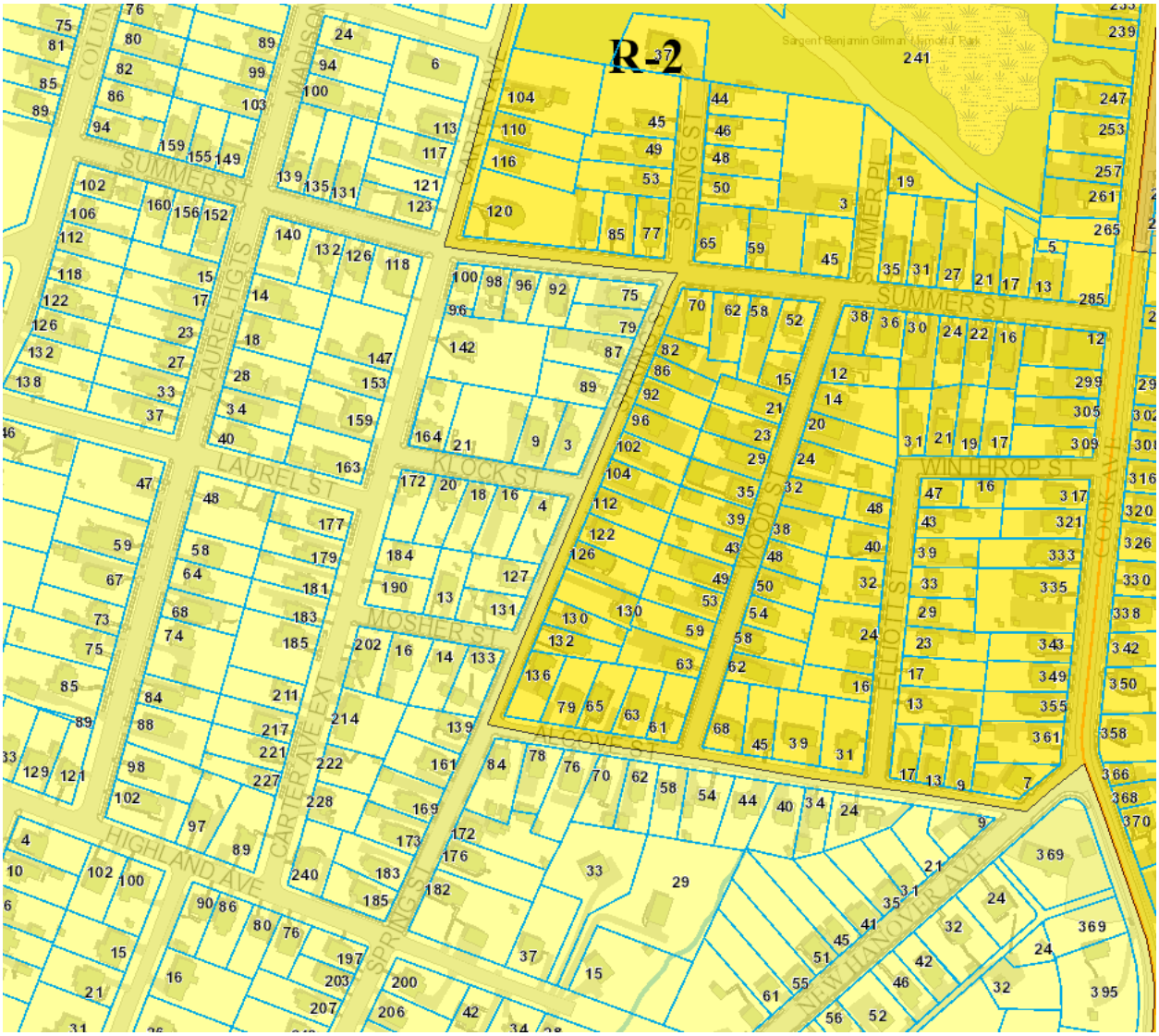
Question regarding the coop distance to the property line

The coop and enclosure are separate items. The proposed distance would require the coop is set back 5 feet further from the property line than the enclosure. The purpose is to allow additional air space between the coop, which contains the poultry and any neighboring property. Typically, while there is waste in the coop, it is up to the owner to remove that waste. If approved, staff will be providing applicants with fact sheets regarding the proper methods for the keeping of poultry.

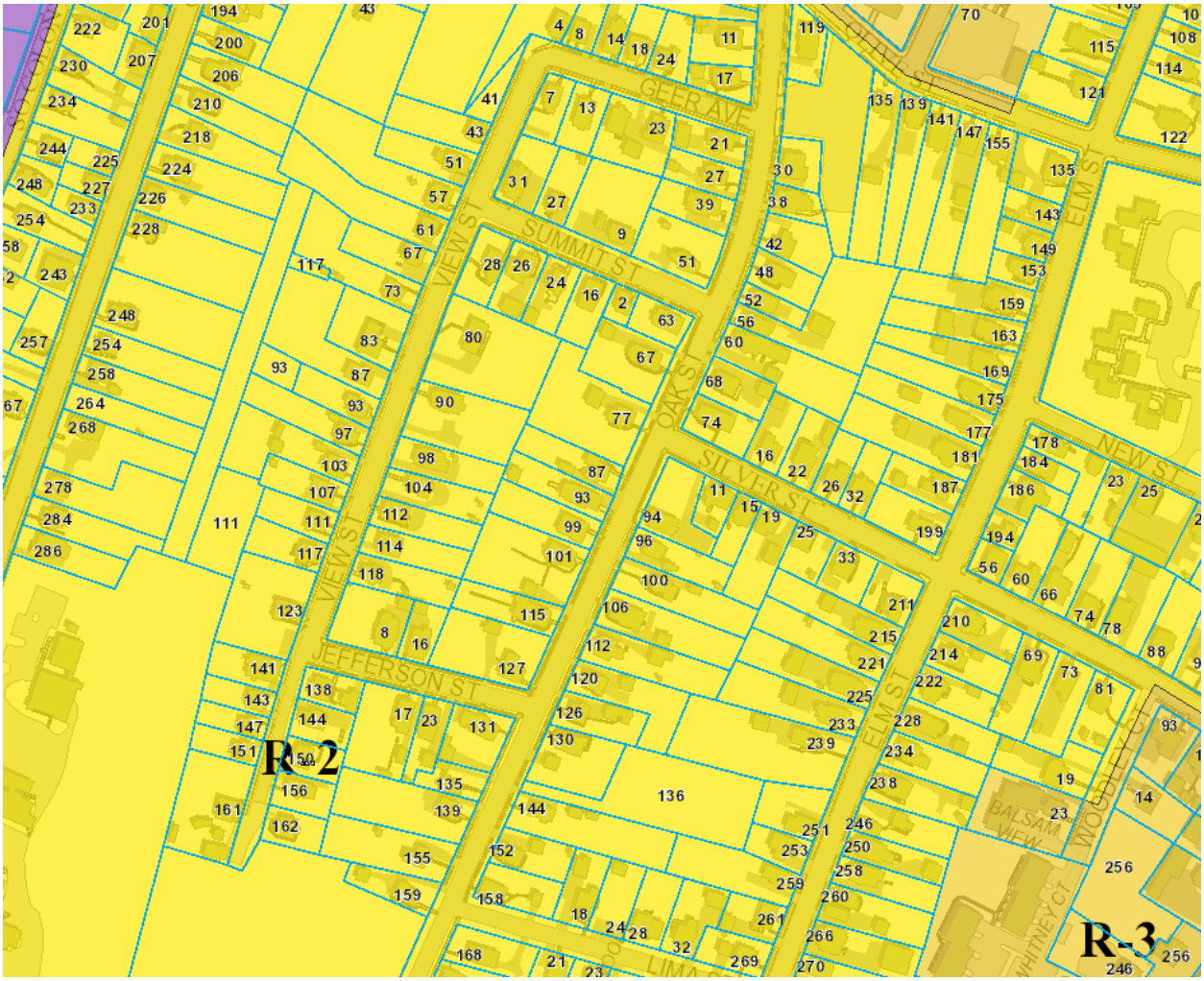
R-1 and R-2 interface in the area of Washington Park



R-1 and R-2 interface in the area of Summer Street and Spring Street



R-2 Zone in are of View Street and Oak Street



CITY OF MERIDEN
CITY COUNCIL
MERIDEN, CT 06450

Item #: 12

Date: 3/2/2020

Resolution

PRESENTED BY: _____

Mayor Kevin Scarpati *David Lowell* *Dan Burnet*

Whereas the City of Meriden is seeking to encourage private investment in underutilized and vacant properties, increase traffic to existing businesses along West Main Street, Colony Street, and North & South Colony Street, and all properties within the Adaptive Reuse Overlay Zone, to improve the economic vitality of Meriden's sites, and;

Whereas, the State of Connecticut allows municipalities to adopt local tax abatement incentives for both real estate and manufacturing machinery and equipment under Section 12-65b of the Connecticut General Statutes.

Now, therefore, be it resolved that the City Manager is hereby authorized to enter into a written agreement with any party owning or proposing to acquire an interest in real property fixing the assessment of the real property subject to the requirements as set forth below:

1. For not more than seven years, provided the cost of such improvements to be constructed is not less than three million dollars, or
2. For not more than two years, provided the cost of such improvements to be constructed is not less than five hundred thousand dollars, or
3. To the extent of not more than fifty percent of such increased assessment, for not more than three years, provided the cost of such improvements to be constructed is not less than twenty-five thousand dollars.

Improvements are for at least one of the following: (1) Office use; (2) Retail Use; (3) Manufacturing Use; (4) Warehouse, Storage or Distribution Use; (5) Information Technology; (6) Recreation Facilities; (7) Transportation Facilities; and / or (8) Residential Use which shall be limited to the properties within the Adaptive Reuse Zone Only.

The property or equipment must be or will be located on West Main Street, from Colony intersection to Smithfield Avenue, on North Colony from the Berlin Town Line, through Colony Street, to South Colony Street, to the Wallingford Town line. All properties must be zoned in C1, C2, C3, and C4, or M1, M2, and M3 or in Adaptive Reuse Overlay Zone.

Property cannot apply for this program if currently receiving any tax abatement and/ or other incentive programs from the City of Meriden.

The period of benefit commences with the first applicable Grand List following the issuance of a Certificate of Occupancy, subject to prior receipt of a completed application and payment of any taxes or other obligations due.

Now let it also be resolved that this incentive will expire five years from the date of adoption by the City Council.

Legend

PROPOSED ENTERPRISE ZONES

- COLONY ST
- NO COLONY RD
- NO COLONY ST
- OLD COLONY RD
- SO COLONY ST
- WEST MAIN ST
- Adaptive Reuse Overlay

The Colonies

West Main St Corridor

The Colonies

\\eCONOMICdEVELOPMENT\hEbROADSIHEsOLONIESwESTmAIN.MXD

CITY OF MERIDEN
GIS Services, MIS Department
142 East Main St, Meriden, CT
203-630-4148

MARCH 2020

CITY OF MERIDEN
OFFICE OF ECONOMIC DEVELOPMENT
PROPOSED ECONOMIC INCENTIVE ZONES

0 350 700 1,400 2,100 Feet

1 inch = 600 feet

N

Item #9
DATE:
3/16/2020

PETITION TO DISCONTINUE AND/OR ABANDON GILBERT ROAD, PORTION OF ELIZABETH ROAD AND A PORTION OF BROADVALE ROAD

The MERIDEN HOUSING AUTHORITY, Owner of **Yale Acres,** Broadvale Road, Meriden, Connecticut hereby PETITIONS the City of Meriden to DISCONTINUE AND/OR ABANDON Gilbert Road, a portion of Elizabeth Road and a portion of Broadvale Road, as shown on the attached Roadway Acquisition Plan in order to promote the renovation of the Yale Acres development.

PETITIONER:
MERIDEN HOUSING AUTHORITY

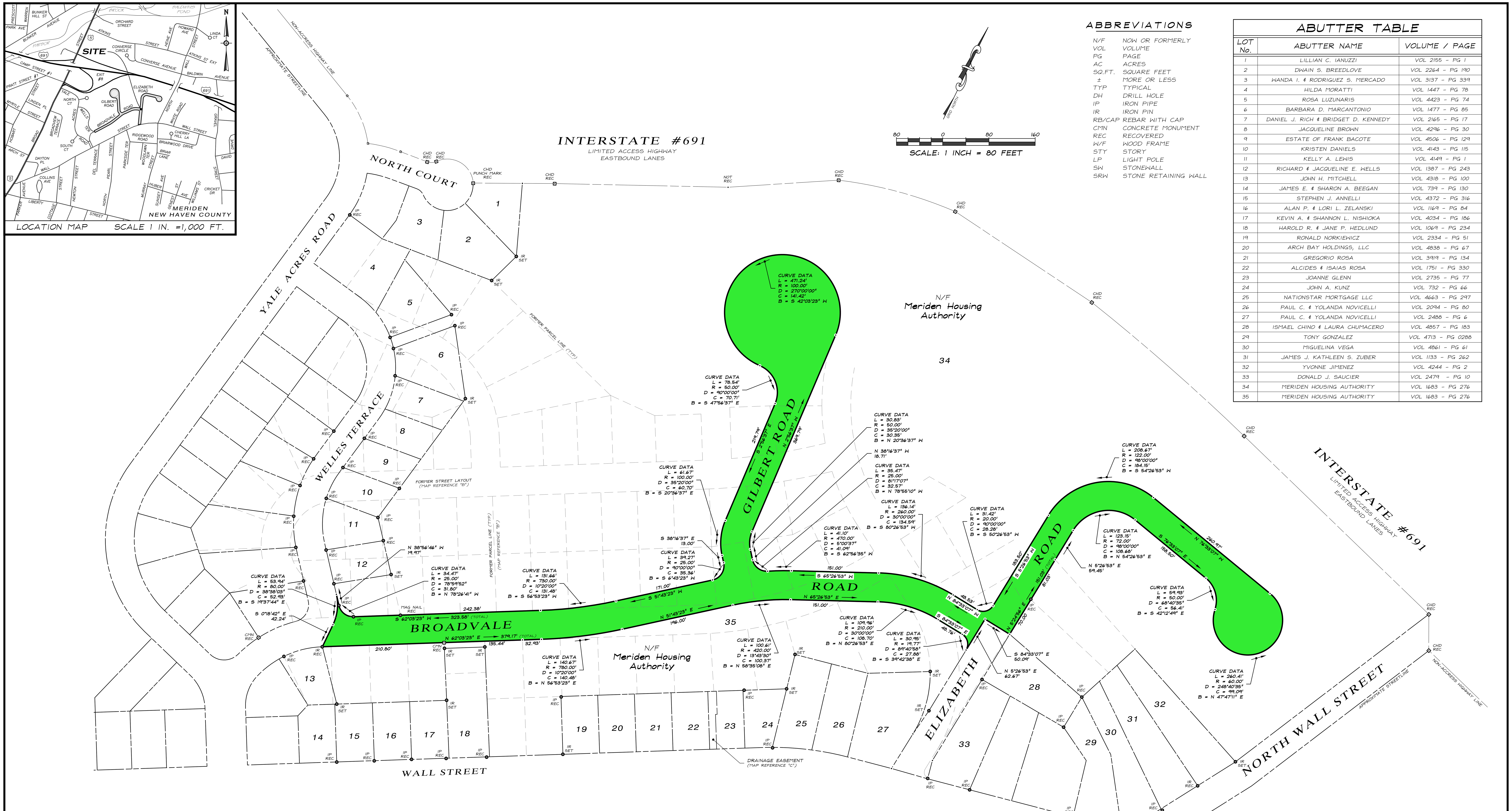
By: Robert Cappelletti
Executive Director

Sworn and subscribed before me this 24th day of February, 2020 by Robert Cappelletti, Executive Director of The Meriden Housing Authority.

Commissioner of Superior Court/Notary Public

JAMIE LYNN URKEVIC
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES 08-31-2023

JAMIE LYNN URKEVIC
My Commission Expires
NOTARY PUBLIC
08-31-23
CONNECTICUT



ABBREVIATIONS

N/F	NOW OR FORMERLY
VOL	VOLUME
PG	PAGE
AC	ACRES
SQ.FT.	SQUARE FEET
±	MORE OR LESS
TYP	TYPICAL
DH	DRILL HOLE
IP	IRON PIPE
IR	IRON PIN
RB/CAP	REBAR WITH CAP
CMN	CONCRETE MONUMENT
REC	RECOVERED
W/F	WOOD FRAME
STY	STORY
LP	LIGHT POLE
SW	STONEWALL
SRW	STONE RETAINING WALL

ABUTTER TABLE

LOT No.	ABUTTER NAME	VOLUME / PAGE
1	LILLIAN C. IANUZZI	VOL 2155 - PG 1
2	DWAIN S. BREEDLOVE	VOL 2264 - PG 190
3	WANDA I. & RODRIGUEZ S. MERCADO	VOL 3137 - PG 339
4	HILDA MORATTI	VOL 1447 - PG 78
5	ROSA LUZUNARIS	VOL 4423 - PG 74
6	BARBARA D. MARCANTONIO	VOL 1477 - PG 85
7	DANIEL J. RICH & BRIDGET D. KENNEDY	VOL 2165 - PG 17
8	JACQUELINE BROWN	VOL 4296 - PG 30
9	ESTATE OF FRANK BACOTE	VOL 4506 - PG 129
10	KRISTEN DANIELS	VOL 4143 - PG 115
11	KELLY A. LEWIS	VOL 4149 - PG 1
12	RICHARD & JACQUELINE E. WELLS	VOL 1387 - PG 243
13	JOHN H. MITCHELL	VOL 4318 - PG 100
14	JAMES E. & SHARON A. BEEGAN	VOL 739 - PG 130
15	STEPHEN J. ANNELLI	VOL 4372 - PG 316
16	ALAN P. & LORI L. ZELANSKI	VOL 1169 - PG 84
17	KEVIN A. & SHANNON L. NISHIOKA	VOL 4034 - PG 186
18	HAROLD R. & JANE P. HEDLUND	VOL 1069 - PG 234
19	RONALD NORKIEWICZ	VOL 2334 - PG 51
20	ARCH BAY HOLDINGS, LLC	VOL 4838 - PG 67
21	GREGORIO ROSA	VOL 3919 - PG 134
22	ALCIDES & ISAIAS ROSA	VOL 1751 - PG 330
23	JOANNE GLENN	VOL 2735 - PG 77
24	JOHN A. KUNZ	VOL 732 - PG 66
25	NATIONSTAR MORTGAGE LLC	VOL 4663 - PG 297
26	PAUL C. & YOLANDA NOVICELLI	VOL 2094 - PG 80
27	PAUL C. & YOLANDA NOVICELLI	VOL 2488 - PG 6
28	ISMAEL CHINO & LAURA CHUMACERO	VOL 4857 - PG 183
29	TONY GONZALEZ	VOL 4713 - PG 0288
30	MIGUELINA VEGA	VOL 4861 - PG 61
31	JAMES J. KATHLEEN S. ZUBER	VOL 1133 - PG 262
32	YVONNE JIMENEZ	VOL 4244 - PG 2
33	DONALD J. SAUCIER	VOL 2479 - PG 10
34	MERIDEN HOUSING AUTHORITY	VOL 1683 - PG 276
35	MERIDEN HOUSING AUTHORITY	VOL 1683 - PG 276

SURVEY NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

   THE SURVEY WAS PERFORMED TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 IMPROVEMENT LOCATION SURVEY.

   THIS SURVEY WAS PREPARED TO DEPICT THE EXTENTS OF THE EXISTING ROADWAYS SERVING THE RESIDENTIAL DEVELOPMENT KNOW AS "YALE ACRES" OWNED BY THE MERIDEN HOUSING AUTHORITY, AND EXISTING PAPER MUNICIPAL UTILITY EASEMENTS WHICH ARE TO BE EXTINGUISHED WITHIN THE SAID DEVELOPMENT.
2. BOUNDARY LINE DETERMINATIONS AS DEPICTED HEREON: DEPENDENT RE-SURVEY FROM MAP REFERENCES "A, B, H, I & J".
3. THE NORTH ORIENTATION DEPICTED HEREON IS REFERENCED TO THE 1983 NORTH AMERICAN DATUM (NAD-83) STATE PLANE COORDINATED SYSTEM BY REAL-TIME NETWORK GPS OBSERVATIONS OF THE CONTROL MONUMENTATION AND INTERSTATE 691 RANDOM MONUMENTS.
4. THE RIGHT OF WAY LINES DEPICTED HEREON FOR BROADVALE ROAD, ELIZABETH ROAD, AND GILBERT ROAD ARE DERIVED FROM THE REDESIGN OF THE RESIDENTIAL DEVELOPMENT AS SHOWN IN MAP REFERENCE "H" AND ARE SUBSTANTIALLY THE SAME AS SHOWN IN MAP REFERENCES "M, N, O & P". THE FORMER STREET LAYOUTS USING THE SAME NAMING CONVENTION DEPICTED IN MAP REFERENCE "B" WERE NEVER CONSTRUCTED.
5. THE CITY OF MERIDEN DEPARTMENT OF PUBLIC WORKS MAINTAINS THE STREETS AS DEPICTED HEREON WHICH WERE ACCEPTED BY THE MERIDEN COURT OF COMMON COUNCIL ON OCTOBER 2, 1950 AND WHICH ARE ALSO SHOWN ON THE CURRENT CONNECTICUT DEPARTMENT OF TRANSPORTATION INVENTORY OF LOCALLY MAINTAINED ROADS - 31 DECEMBER 2015.
6. BROADVALE COURT AND ELIZABETH COURT WERE ALSO ACCEPTED BY THE MERIDEN COURT OF COMMON COUNCIL ON OCTOBER 2, 1950, HOWEVER THESE STREETS WERE NEVER CONSTRUCTED AS PUBLIC ROADS, NOR MAINTAINED AS SUCH BY THE CITY OF MERIDEN DEPARTMENT OF PUBLIC WORKS. THESE STREETS HAVE BEEN FORMALLY DISCONTINUED BY THE CITY OF MERIDEN.

MAP REFERENCES:

A. "MAP OF PART OF YALE ACRES - MERIDEN, CONNECTICUT - SECTION ONE (65 PLOTS)", SCALE: 1 INCH = 50 FEET, DATED: 16 JUNE 1941, AS PREPARED BY: ALBERT E. WHEELER, P.E. & L.S. - NEW YORK, NEW YORK

B. "MAP OF PART OF YALE ACRES - MERIDEN, CONNECTICUT - SECTION TWO (71 PLOTS)", SCALE: 1 INCH = 50 FEET, DATED: 13 NOVEMBER 1941, LAST REVISED: 5 DECEMBER 1941, AS PREPARED BY: ALBERT E. WHEELER, P.E. & L.S. - NEW YORK, NEW YORK

C. SANITARY SEWER PLAN #326 - "WELLS TERRACE - FROM YALE ACRES ROAD TO BROADVALE ROAD - FROM M.H. STA. 0+00 TO M.H. STA. 1+75 - BUILT 1942 & FROM M.H. STA. 1+75 TO M.H. STA. 7+45.08 - BUILT 1950", SCALE: 1 INCH = 50 FEET

D. SANITARY SEWER PLAN #328 - "GILBERT ROAD - FROM BROADVALE TO FLUSH TANK - FROM STA. 0+00 M.H. AT JUNCTION WITH BROADVALE ROAD SEWER - BUILT 1950", SCALE: 1 INCH = 50 FEET

E. SANITARY SEWER PLAN #329 - "ELIZABETH ROAD - FROM M.H. 7+77.97 SOUTHERLY TO WALL STREET - BUILT 1942 & FROM M.H. STA. 0+00 EASTERLY TO FLUSH TANK - BUILT 1950", SCALE: 1 INCH = 50 FEET

F. "MAP SHOWING REVISED LAYOUT OF LOTS 63 & 64 YALE ACRES - MERIDEN, CONNECTICUT", SCALE: 1 INCH = 10 FEET, DATED: SEPTEMBER 1952, AS PREPARED BY: H. E. DAGGETT

G. "MAP SHOWING PLOTS 1 THRU 10 - REVISION No. 1 - THE PROPERTY OF LENA B. D'AMICO - WALL STREET - MERIDEN, CONNECTICUT", SCALE: 1 INCH = 30 FEET, DATED: APRIL 1959, AS PREPARED BY: R. H. JOHNSON

H. "LOCATION OF BUILDINGS AND STREET - MODERATE RENTAL HOUSING COMMUNITY FOR THE HOUSING AUTHORITY OF THE CITY OF MERIDEN - YALE ACRES - MERIDEN, CONNECTICUT", SCALE: 1 INCH = 30 FEET, DATED: 23 DECEMBER 1949, SHEETS: S-2A, S-2B AND S-2C, AS PREPARED BY: HARRISON, BALLARD & ALLEN HOUSING CONSULTANTS - NEW YORK, NEW YORK, WILLIAM F. R. BALLARD - ARCHITECT - NEW YORK, NEW YORK, AND RALPH EBERLIN - CIVIL ENGINEER, NEW YORK, NEW YORK

I. "MAP SHOWING PROPERTY OF HOUSING AUTHORITY OF THE CITY OF MERIDEN - WELLS TERRACE - MERIDEN, CONNECTICUT", SCALE: 1 INCH = 50 FEET, DATED: OCTOBER 1966, AS PREPARED BY: J. B. MARKS, L.S. NOTE: LOT DIMENSION ON THIS PLAN FROM MAP PREPARED BY HARRISON BALLARD & ALLEN, DATED: 23 DECEMBER 1949, AS PREPARED BY: RALPH EBERLIN, L.S.

J. "CONNECTICUT STATE HIGHWAY DEPARTMENT - RIGHT OF WAY MAP - TOWN OF MERIDEN - SOUTHINGTON-MIDDLEFIELD ROAD - FROM BROAD STREET EASTERLY TO INTERSTATE 91", SCALE: 1 INCH = 80 FEET, DATED: 4 FEBRUARY 1976, LAST REVISED: JANUARY 1989, NUMBER: 79-17, SHEET: 1 & 2 OF 4, AS PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT

K. "CONNECTICUT DEPARTMENT OF TRANSPORTATION - BUREAU OF HIGHWAYS - RIGHT OF WAY MAP - TOWN OF MERIDEN - INTERSTATE 691 - FROM CAPITOL AVENUE EASTERLY TO BROAD STREET", SCALE: 1 INCH = 80 FEET, DATED: 26 JANUARY 1977, NUMBER: 79-20, SHEET: 4 OF 4, AS PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT

L. "MAP SHOWING PORTION OF PROPERTY TO BE CONVEYED TO BRIGITTA F. HASS - WELLS TERRACE & YALE ACRES ROAD - MERIDEN, CONNECTICUT", SCALE: 1 INCH = 20 FEET, DATED: 18 SEPTEMBER 1986, AS PREPARED BY: DESIGN DEVELOPMENT GROUP, INC. - MERIDEN, CONNECTICUT

M. "EXISTING SITE PLAN - MAP SHOWING PROPERTY OF HOUSING AUTHORITY OF THE CITY OF MERIDEN - YALE ACRES - MERIDEN, CONNECTICUT", SCALE: 1 INCH = 50 FEET, DATED: 11 JULY 1988, LAST REVISION: 7 DECEMBER 1989, AS PREPARED BY: ORSINE-COTTER-CARSON, INC. - MERIDEN, CONNECTICUT

N. "SITE DEVELOPMENT PLAN SHOWING PROPOSED PARKING & DRAINAGE IMPROVEMENTS FOR HOUSING AUTHORITY OF THE CITY OF MERIDEN - YALE ACRES - MERIDEN, CONNECTICUT", SCALE: 1 INCH = 50 FEET, DATED: 28 JULY 1988, LAST REVISED: 27 JUNE 1989, AS PREPARED BY: ORSINE-COTTER-CARSON, INC. - MERIDEN, CONNECTICUT

O. "PLAN SHOWING PROPOSED PARKING LAYOUT FOR HOUSING AUTHORITY OF THE CITY OF MERIDEN - YALE ACRES - MERIDEN, CONNECTICUT", SCALE: 1 INCH = 50 FEET, DATED: 15 MARCH 1988, LAST REVISED: 27 JUNE 1989, AS PREPARED BY: ORSINE-COTTER-CARSON, INC. - MERIDEN, CONNECTICUT

P. "EROSION CONTROL PLAN FOR HOUSING AUTHORITY OF THE CITY OF MERIDEN - YALE ACRES - MERIDEN, CONNECTICUT", SCALE: 1 INCH = 50 FEET, DATED: 23 JUNE 1989, LAST REVISED: 27 JUNE 1989, AS PREPARED BY: ORSINE-COTTER-CARSON, INC. - MERIDEN, CONNECTICUT

EXISTING ROADWAY AREA
151,104± SQ.FT.
(3.470± AC)

PROJECT DATA	
FIELD BOOK	BOOK No. 22 Pg. 27-30
DWG FILE	19-116 BND - Roadway - Rev 02.dwg
LAYOUT TAB	Roadway Layout Plan
SHEET No.	1 OF 1

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To my knowledge and belief, this map is substantially correct as noted hereon

James V. Rossman, P.L.S. #70181 — 26 February 2020 — Date

This survey is not valid unless it contains the live signature and embossed seal contained hereon. Subsequent revisions to this plan other than by the original surveyor effectually void this certification.

1 INCH = 80 FEET

FIELD CREW	J.G., C.B. & R.B.
DWG BY	J.V.R. & A.J.R.
FIELD DATE	31 JULY 2013
DWG DATE	15 MAY 2017
PROJECT No.	2019-116
DWG No.	D-263

STADIA ENGINEERING ASSOCIATES, INC.
ENGINEERS · ENVIRONMENTAL PLANNERS · SURVEYORS
Western Connecticut Office
860 Bullet Hill Road
Southbury, Connecticut 06488
(203) 687-4271
Web: www.stadiaeng.com
E-Mail: Info@stadiaeng.com
Eastern Connecticut Office
516 Vauxhall Street - Suite 103
New London, Connecticut 06320
(860) 237-4773

REVISIONS

DATE	REVISIONS	INITIALS
26 FEB 2020	EXISTING ROADWAY BOUNDARY REVISIONS	AR

SHEET TITLE

ROADWAY LAYOUT PLAN

DEPICTING THE EXISTING ROADWAYS ADJACENT TO PROPERTY OWNED BY

MERIDEN HOUSING AUTHORITY

PREPARED FOR THE

CITY OF MERIDEN

BROADVALE ROAD, ELIZABETH ROAD, GILBERT ROAD & INTERSTATE ROUTE #691
MERIDEN, CONNECTICUT

PROJECT No.	2019-116
PLOT DATE	26 FEBRUARY 2020
DWG No.	D-263

PLANNING
COMMISSION-DIVISION
CITY OF MERIDEN

Telephone (203) 630-4081 • Fax (203) 630-5883

May 19, 2014

City Council
142 East Main Street
Meriden, CT 06450

RE: Housing Authority Petition – Abandon Roads in Yale Acres

Honorable Council Members:

The Planning Commission at its regular meeting on May 14, 2014 voted to recommend the Council discontinue and/or abandon Gilbert Road and portions of Elizabeth and Broadvale Roads (per maps entitled "Roadway Acquisition Plan – Yale Acres Housing etc" and dated April 14, 2014). This recommendation includes the following conditions:

1. The applicant agrees to continue to maintain the portion of Elizabeth Road which is to remain City of Meriden's property.
2. The City shall maintain all rights to any and all utilities that may be in the boundary of said abandoned area. These rights shall extend to area that is necessary for any maintenance or replacement activity.
3. If the applicant is unable to acquire the two properties (as noted on said plan) fronting on Elizabeth Road, the applicant is to re-apply.

In making this recommendation, the Commission finds that such roads are not necessary for the public circulation or safety needs and are better utilized and maintained by the Yale Acres Housing Development.

Respectfully,

Dominick J. Caruso, AICP
City Planner

DJC:lw
cc: Larry Kendzior, City Manager
Attorney Dennis Ceneviva
Robert Cappelletti, Housing Authority Director

Legend

- GeoCAT_ALL

AFFLICTED PROPERTY CONCENTRATION

Low | Fair | Moderate | High | Extremely High

BLOCK GROUP LOW-MOD INCOME

- <51%
- >=51%

BLOCKGROUP_ COUNT

1701001	5
1701002	21
1702002	134
1702003	42
1703001	52
1703002	29
1706001	23
1707001	36
1708001	126
1708003	28
1708004	23
1708005	126
1709001	71
1710001	157
1711002	80
1711004	102
1713002	30
1714001	32
1714002	69
1715002	63
1715003	99
1716003	33

City of Meriden, Connecticut
LOW-MOD INCOME BY CENSUS BLOCKGROUP
PROPERTY CONDITION ASSESSMENT

1 inch = 500 feet

0 500 1,000 Feet

1 in = 0.1 miles

0 0.125 0.25 Miles

APRIL 2020

CITY OF MERIDEN
GIS Services, MIS Department
142 East Main St. Meriden, CT
203-630-4148

\\CommunityDevelopment\CDBG\2019\LOW-MOD-Income\LOW-MOD-INC-STREETMAP.MXD

SOURCES:

1995 CITY OF MERIDEN AERIAL FLIGHT PROJECT
2003 SBC AERIAL FLIGHT PROJECT
2005 CITY OF MERIDEN/SBC 100'-SCALE AERIAL FLIGHT AND TOPOGRAPHIC MAPPING PROJECT
CITY OF MERIDEN TAX MAPS

DATUM:
CONNECTICUT STATE PLANE, NAD 83 FEET

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