



MEMORANDUM

To: Planning and Zoning Commission
From: Jeremy DeCarli
Date: February 5, 2020
Re: Update to Official Zoning Map

In reviewing the latest Zoning Map as part of the update to capture the latest Zone Changes, Staff reviewed all Zone Change decision beginning in 1990 in order to verify that the map was accurate. The numbers in circles on the map correspond with the changes below.

This map reflects the latest changes:

- | | | |
|-----------------------|------------|--------------------|
| 1. 27 Flanders Road | R-4 to R-1 | Approved 9/4/2019 |
| 2. 35 West Point Road | R-1 to C | Approved 11/6/2019 |
| 3. 49 Oakum Dock Road | R-2 to C | Approved 12/4/2019 |

In addition to the above, Staff has found the following Zone Change approvals that have not been reflected on the map:

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|--------------------------------|------------|---------------------|
| 4. 6 & 8 Skinner Street | I to VC | Approved 1/6/1993 |
| 5. 116 & 122 Middletown Avenue | I to R-2 | Approved 10/27/1993 |
| 6. 11 Hog Hill Road | R-2 to C | Approved 9/5/2001 |
| 7. 206 East High Street | DD to HOD | Approved 4/7/2010 |
| 8. Edgewater Hills | DD to MUDD | Approved 6/6/2012 |

Next, staff recommends considering the following changes to more accurately reflect current conditions which are broken down on the list on the following page:

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|----------------------------------|---------------|-----------------------------|
| 220 Tartia Road | R-4 to RL | Transferred to NFWS |
| Comstock Trail Open Space (4pcs) | R-4 to RL | Private Owner, Conservation |
| Middlesex Land Trust (16 pcs) | Various to RL | Conservation Lands |

Finally, it was discovered that four parcels, 44, 68, & 88 Long Crossing Road (2 parcels) were approved for a change from R-2 to Commercial on August 2, 2006 for the purpose of constructing the Village at Long Crossing. No approval was ever given for the proposed active adult community, and the largest parcel (88 Long Crossing) was recently sold and a single family home was constructed. It is the recommendation of Staff that these parcels be officially re-designated as R-2. If the Commission chooses to do so, Staff will notify the property owners as required.

Change	Map	Block	Lot	Street Address	Current Zone	Proposed Zone
9	22	54	4	220 TARTIA RD	R-4	RL
10	36	95	5A	COMSTOCK TR	R-4	RL
11	36	95	5B	COMSTOCK TR	R-4	RL
12	36	95	5C	COMSTOCK TR	R-4	RL
13	36	95	5D	COMSTOCK TR	R-4	RL
14	14	31A	12	PINE BROOK RD	R-4	RL
15	4	18	46	131 HURD PARK RD	R-2	RL
16	02C	9	12-6	23 HIGH POINT DR	R-2	RL
17	09A	70B	3	SPELLMAN POINT RD	R-2	RL
18	4	18	46	131 HURD PARK RD	R-2	RL
19	2	9	9B	46 OAKUM DOCK RD	R-2	RL
20	12	40A	S-6	5 SERAFIN TER	R-2	RL
21	01C	9	6A	MIDDLE HADDAM RD	R-2	RL
22	26	87A	6	DOGWOOD DR	R-2	RL
23	7	23	5	CHESTNUT HILL RD	R-4	RL
24	09A	70B	4A	BAY RD	R-1	RL
25	10A	77	1	MOUNTAIN TRL	R-1	RL
26	10A	77	17	EAST HIGH ST	R-1	RL
27	13	32	10	EMILY LN - OPN SPC	R-4	RL
28	19	39A	10	CHRISTOPHER RD	R-1	RL
29	14	31	4B	PINE BROOK RD	R-4	RL
30	7	23	11	CHESTNUT HILL RD	R-4	RL