

ANNUAL REPORT

MUNICIPAL DEVELOPMENT COMMITTEE

FISCAL YEAR 1972 - 1973

**Anthony Sbona, Mayor
Jerome M. Levin, Chairman
Anthony S. Marino
Donald M. Russell
Kent M. Scully
Norman J. Daniels**

September 7, 1973

PURPOSE

Created by Resolution on May 5, 1969, the Municipal Development Committee is established as a standing committee of the Common Council to "study, evaluate and recommend to the Mayor and Common Council such development programs and priorities as are deemed necessary and desirable to promote the social, cultural, educational, physical, industrial, recreational and commercial improvement of the City of Middletown." The authority of the committee was further defined by Resolution of the Common Council dated April 6, 1970, wherein it was stated that the Committee shall "coordinate the ongoing and future activities of all City agencies, authorities, departments, committees and commissions and development and construction programs."

CDAP AGENCY

By action of the Common Council in September, 1971, the Committee was designated the Community Development Action Plan Agency pursuant to Section 8-207 of the General Statutes. The Municipal Development Committee rendered advisory opinions on the consistency of the following applications with the CDAP plan to the Commissioner of the Department of Community Affairs:

<u>Applicant</u>	<u>Program</u>	<u>Amount</u>
CAGM	Wesley Day Care Center	\$ 64,000
CAGM	Long River Village Day Care Center	53,000
CAGM	Headstart	9,139
Housing Authority	PILOT	67,056
City of Middletown	701 Planning Grant	30,000
CAGM	Transportation Program	14,031
CAGM	PILOT Training Program	8,832
CAGM	Versatile CAP	13,250
CAGM	State/Local Package	172,944
CAGM	Headstart	9,541
CAGM	Legal Services	8,124
City of Middletown	701 Planning Grant	30,000
City of Middletown	Tax Abatement-Wadsworth Grove	(varies annually)

CAGM	Child Development Center Administration	15,766
CAGM	Wesley Child Development Center	54,726
CAGM	Long River Village Child Development Center	38,609
CAGM	Summer Work Experience Program	13,918

STAFF

During the past year, the classified position of Municipal Development Coordinator was created and staff assigned. In August, 1972, Mrs. Terry Houston was hired to fill a vacancy in the secretary position. A portion of Room 205 and Room 206 have been designated for MDC use forming a part of the Mayor's office complex.

MEETINGS

During the fiscal year 1972-1973, the Committee held twelve regular meetings plus four special meetings and conducted one public hearing.

OPEN SPACE

Functioning as a body which prepares and screens programs of a developmental nature before going to the Common Council floor, the Municipal Development Committee, with guidance from other City departments, has played a major role in formulating the City's open space program. During the past year, the Committee has closely monitored the Legacy of Parks program as it relates with the development of a plaza in front of Sbona Towers. The Committee has overseen the progress and financial needs of the MacDonough Project, including a slight project size reduction; has guided the formulation of an open space package to the Department of Housing and Urban Development for two land acquisitions and one development project; has approved the preparation of an open space application to the Bureau of Outdoor Recreation, Department of Interior, for a major land acquisition in the Westfield area; and, has been negotiating for a piece of land in the vicinity of Pat Kidney field. The fruits of these efforts will become evident during the 1973-1974 fiscal year.

MIDDLETOWN ACTIVITIES CENTER

The Municipal Development Committee authorized the preparation of a

feasibility study for an activity center to be conducted by William Lillyman, consultant from Hartford. Following the receipt of that report, the Mayor's Steering Committee put together a package for public referendum consisting of three components to the activities center--the restoration of the Middlesex Theatre, the construction of an activities hall and the construction of a skating rink. In addition, 1000 parking spaces were to be provided throughout the downtown. The Mayor and Municipal Development Committee took active roles in making numerous speaking engagements and devoted much of their time and thought toward urging the successful passage of the program.

The Department of Community Affairs, in administering funds from the Department of Housing and Urban Development, made available a \$27,000 cash grant to the City for downtown planning activities. The firms of Raymond, Parish & Pine, Inc. and Herman Wolf Associates were retained to prepare numerous planning reports and management services with the Municipal Development office acting as the coordinating body for the City. The culmination of these efforts was a referendum held on April 26, 1973, which was defeated by 271 votes.

OTHER ACTIONS

The Municipal Development Committee, using monies loaned from the East Side Fund, initiated the purchase of a property on Ferry Street adjacent to the existing playground. This purchase was made so that when DeKoven Drive is extended northward as a part of the downtown loop, the playground which was financed through HUD can be relocated on adjacent land.

At the urging of the Chief Building Inspector and the Fire Chief, the Municipal Development Committee undertook the study of redefining fire zones. A public hearing was held on June 20, 1973, and the proposed revised fire zones have been forwarded to the Common Council for action.

The Municipal Development Committee has been working closely with Industry for Middletown in trying to solve some land acquisition problems. In December, 1972, the Committee voted to exercise a loan from the MDC Fund to the General Fund so that the City may purchase several parcels of land within the I-91 industrial area.

In August, 1972, the Committee met with the Commission of the City Plan and Zoning to discuss at length the problems posed by the existing planned residential development regulations. As a result of that meeting, the Planning Commission agreed to modify its PRD regulations.

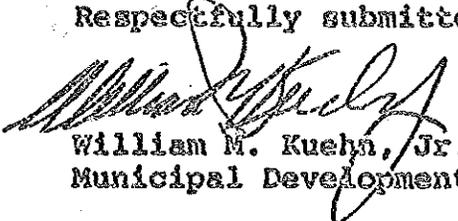
In studying City owned parcels, the Municipal Development Committee studied the needs of unused buildings and determined that the Coleman

farmhouse, the old police station on County Lane and the Hubbard School on Silver Street should be demolished. These buildings were torn down in the spring of 1973. In the same vein, the Committee has been studying the problems of overcrowding in the Municipal Building and has been considering alternatives for providing office space needs for the growing City departments.

In October, 1972, and May and June, 1973, the Committee met with personnel from the Central Connecticut Regional Center and officers from the Middlesex Association for Retarded Children. As a result of the first series of conferences, the portable classrooms at the rear of the former Hubbard School site were made available on a temporary basis for retarded children's training programs. As the fiscal year drew to a close, the Committee was again engaged in discussions to find a more permanent location for retarded children's training inasmuch as the former site is slated to become a new U.S. post office facility.

The Committee discussed the implications and responsibilities imposed upon the communities by Public Act 155 (Inland Wetlands legislation) and made a recommendation to the Mayor and Common Council for the composition of an agency. This recommendation was largely carried forth through the creation of the Inland Wetlands Agency in December, 1972, and the readoption of the Agency membership on May 18, 1973.

Respectfully submitted,



William M. Kuehn, Jr.
Municipal Development Coordinator

WMK/th