

## **Middletown's Plan of Development**

### **CHAPTER 14**

#### **Transitional Development of State and Federal Properties**

Within the corporate limits of Middletown, there exists several large parcels of land owned by the State of Connecticut and the Federal government. The state owns approximately 1530 acres with the majority of the land at Connecticut Valley Hospital and the Long Lane campus. The federal government owns 47 acres at the former Nike Missile site on Mile Lane.

The Commission recognizes the diversity in the land and buildings currently on these state and federal properties. The Commission understands that there exists large and historic institutional buildings, developable land with all utilities and rocky and steep sloping watershed lands with a complete absence of utilities. The Commission further recognizes that some of these lands are in very remote locations while others are in very central locations and close to schools, neighborhoods and transportation corridors.

By virtue of their current ownership, these parcels of land are exempt from any local control. However, to properly plan the community, the local Planning Commission must develop a master plan which is inclusive of all of the property within the City. The State must recognize the value of local planning and decision making and should voluntarily adhere to these plans by making investment decisions in a manner consistent with the local Plan of Development

In addition to this voluntary adherence to the Plan of Development, the Commission recognizes that the State's immunity from zoning expires if the state or federal government choose to lease, lease / purchase, ground lease, sales or other arrangement to transfer the ownership of this property. Therefore, it is essential that proper zoning controls be in place, should the state choose to enter into such a lease, lease / purchase, ground lease, sales or other arrangement to transfer the ownership or change the use of such property.

The Land Use Component of the Plan of Development is the Commission's recommendation for the ideal future land use within the municipality. With this in mind, the State and Federal properties are designated as follows:

#### **State properties at Connecticut Valley Hospital and Long Lane**

Land to the east of Silvermine Road and southerly from the Connecticut River to the southern extreme of state land holdings in the vicinity of Bear Hill and Brooks Road is designated as "City Open Space or Environmentally Sensitive".

Land at Connecticut Valley Hospital to the west of Silvermine Road is designated as "Mixed Use Development." For this land, mixed use development may include use such as light manufacturing consistent with city and state aquifer protection guidelines, large corporate offices or research and development facilities.

Land at the Long Lane campus is designated as "Mixed Use Development." For this land mixed use development may include uses such as low density residential, light manufacturing, large corporate offices or research and development facilities.

(Plan of Development references to mixed use shall not necessarily be interpreted as a "mixed use zone MX" as used in the zoning code).

#### **Federal Property**

Land currently owned by the federal government at the former Nike Missile site is adjacent to and across

the street from public land designated as "Schools". This adjacent land is the current location of Woodrow Wilson Middle School, Keigwin School and Lawrence School. For this reason, the "Schools" designation is extended to include the 47 acre Nike Missile site.