

# AGENDA THE PLANNING AND ZONING COMMISSION

*Chm.*  
*Vice-Chm.*  
*Sec'y*  
**MEMBERS**

**ALTERNATES**

*Ex-Officio*  
*Ex-Officio*  
*Staff*

*W. Lee Osborne (99)*  
*Carl Bolz (99)*  
*William A. Holley III (2001)*  
*Anthony J. Vasiliou (99)*  
*Corrine M. Dorsey (2001)*  
*James Fortuna (99)*  
*David Roane (2001)*  
*Carl Chisem (99)*  
*Victor Liburdi (2001)*  
*Barbara Plum (99)*  
*Mayor Dominique Thornton*  
*Dir. P.W. Salvatore Fazzino*  
*William Warner, Director*  
*Wayne T. Bell, Zoning*  
*Enforcement Officer*

**JANUARY 13, 1999**  
**COUNCIL CHAMBER**  
**7:00 P.M.**

**THE MUNICIPAL BUILDING IS WHEELCHAIR ACCESSIBLE**

- 1. ROLL TAKING**
- 2. DISCUSSION WITH PUBLIC ON ITEMS ON AGENDA WHICH ARE NOT OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING**
- 2a. ZEO REPORTS**
- 3. OLD BUSINESS**
  - 3.1 Request for release of the cash bond for Kenneth Dooley Drive. Applicant/agent Union Savings Bank/Brian R. Skarda, Vice President S89-6
  - 3.2 Request for reduction of the letter of credit for South Ridge Estates. Applicant/agent Guerino DeMelis S92-2
  - 3.3 Request for release of the letters of credit for Phases VI and VII of the Hunt Club Subdivision. Applicant/agent D'Amato Investments, LLC S87-44
  - 3.4 Request for Final Approval for the last portion of Rolling Green in Section IV of The Meadows at Riverbend. Applicant/agent Tuttle Road Associates/Robert C. Fusari, President S95-6
  - 3.5 Request for release of the cash bonds for The Meadows at Riverbend, Section II, Phases 3, 4A, 4B; Section III, Phases 1, 2A, 2B, 3A, 3B; and Section IV, Phase 1A. Applicant/agent Tuttle Road Associates/Robert C. Fusari, President S91-15, S93-3, S95-6
- 4. NEW BUSINESS**
  - 4.1 Proposed Site Plan Review to construct a new building for manufacturing of plastic and metal parts on Lot #5 of the Twin Vane Industrial Park. Applicant/agent Bruce Banerman c/o Delta Building Corp. S89-21
  - 4.2 Request for interpretation of Section 61.05 Prohibited Uses. Applicant/agent Cash & Jewelry Connection/Edward Helgran
  - 4.3 Request for G.S. 8-24 Review for a temporary construction easement and a permanent drainage easement through the properties located at 309 and 317 Barbara Road for corrective action for a water runoff problem. Applicant/agent Middletown Public Schools/Kendall J. Jackson, Director of Facilities
  - 4.4 Proposed amendment to the Plan of Development to change the designation of Lot 12 and the rear of Lot 12A Washington Street from "existing institution" to "general commercial" and from "residential" to "general commercial" respectively. Applicant/agent 3127 Berlin Turnpike Associates/Philip Karpel, Attorney

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- 4.5 Proposed five (5) lot resubdivision with a Special Exception for a rear lot of the property of Theodore J. Tine located on East Street across from Plumb Road. Applicant/agent Theodore J. Tine/T.F. Jackowiak S98-10
- 4.6 Proposal to amend the Land Use Component of the Plan of Development to change the designation of the City of Middletown property located on both sides of Berlin Street from low density residential to public land. Applicant/agent City of Middletown Water and Sewer Department/Guy P. Russo, Director
- 4.7 Request for G.S. 8-24 Review to upgrade the field lighting at Palmer Field on Bernie O'Rourke Drive. Applicant/agent City of Middletown Parks & Recreation Department/Wes W. Downing, Director
- 4.8 Proposed Zoning Code text amendment to add Section 61.01.55 Vocational School for Massage Therapy as a permitted use in the IT Interstate Trade zone. Applicant/agent Connecticut Center for Massage Therapy Z99-1
- 4.9 Proposed Special Exception to convert an existing two family dwelling located at 57 South Main Street to a professional use. Applicant/agent Ernest Nepomuceno SE99-1

**5. PUBLIC HEARING (See Attached Legal Notice)**

**6. MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**

- 6.1 Minutes of 12/9/98 Meeting
- 6.2 Amendment to Bylaws

**7. DISCUSSION WITH PUBLIC CONCERNING TOPICS WHICH ARE NOT OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING**

**8. ADJOURNMENT**

**ALTERNATES: V. Liburdi, B. Plum, C. Chisem**

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