

**AGENDA  
THE PLANNING AND  
ZONING COMMISSION**

*Chm. Barbara Plum (07)*  
*Vice-Chm. Carl Bolz (07)*  
*Sec'y James Fortuna (07)*  
**MEMBERS** *Stephen Gadomski (05)*  
*Andrew Rak (07)*  
*William Wilson (05)*  
*John Pieper (05)*  
**ALTERNATES** *Stephen Shapiro (05)*  
*Deborah Kleckowski (07)*  
*Sebastian Scalora (07)*  
*Ex-Officio Mayor Domenique Thornton*  
*Ex-Officio Deputy Dir. P.W. William Russo*  
*Staff William Warner, Director*  
*ZEO Kevin Kennedy*

**FEBRUARY 11, 2004  
COUNCIL CHAMBERS  
MUNICIPAL BUILDING  
7:00 P.M.**

**THE MUNICIPAL BUILDING IS WHEELCHAIR ACCESSIBLE**

- 1. PLEDGE OF ALLEGIANCE AND ROLL TAKING**
- 2. DISCUSSION WITH PUBLIC ON ITEMS ON AGENDA WHICH ARE NOT, WILL NOT BE, OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING**
- 3. PUBLIC HEARINGS (when scheduled)**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
  - 5.1 Proposed ten (10) lot resubdivision of the property of John Kieft, Jr. and Jeannine Lis located on Westfield Street across from St. Pius X Church and adjacent to Spencer School to be known as Westfield Woods. Applicant/agent C.W. Builders/Atty. Michael Dowley S2003-14
  - 5.2 Proposed Special Exception to construct 200 multi-family dwellings on Newfield Street (Rt. 3) generally across from the intersection of Congdon and Newfield Streets. Applicant/agent Newfield Street of Middletown/Glenn Russo, Manager SE2003-15
  - 5.3 Proposed Special Exception for an active adult community to be located on the north side of Westfield Street between Westwood and Lisa Lanes to be known as Sonoma Woods. Applicant/agent Sonoma Woods/Paul Szymanski SE2004-2
  - 5.4 Proposed two (2) lot resubdivision of the property of Dorothea Schwarzkopf located on Millbrook Road at the Durham town line. Applicant/agent Robert Jackowiak S2004-1
  - 5.5 Proposed two (2) lot resubdivision of Lots #7 and #8 of the Country Farm Subdivision located at the intersection of Randolph Road and Pine Street. Applicant/agent CountryFarm LLC S2003-13
  - 5.6 Request for G.S. 8-24 Review to lease land on Long Hill and Randolph Roads (the former Wadsworth Preserve Subdivision site, now open space owned by the City of Middletown) to Louis Borrelli, Borrelli Farms, North Haven, CT for agricultural purposes. Applicant/agent James Sipperly, Planning/Environmental Specialist
- 6. MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**
  - 6.1 Minutes of 1/14/04 Regular Meeting
  - 6.2 ZEO Report
- 7. ITEMS REMOVED FROM THE AGENDA AND WHY**
  - 7.1 Request for release of cash bond-Rockfall Road, Red Area Section III-P.W. items still need to be addressed.
  - 7.2 Request for release of cash bond-Saddle Ridge, Phase I-P.W. items still need to be addressed.
  - 7.3 Request for reduction of cash bond-Hubbard Estates, Phase IV-P.W. items still need to be addressed.
  - 7.4 Request for reduction of letter of credit-Highland Hill Farms (formerly Steeplegate)- no comments received yet.
- 8. DISCUSSION WITH PUBLIC CONCERNING TOPICS WHICH ARE NOT SCHEDULED TO BE OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING**
- 9. ADJOURNMENT**

**ALTERNATES: D. Kleckowski, S. Scalora, S. Shapiro**

**If you require special accommodations for any meeting, please call the ADA Coordinator at (860) 344-3491 (voice), or (860) 344-3521 (TDD/TTY), or the Town Clerk's Office at (860) 344-3459 at least ten (10) days prior to the scheduled meeting.**