

AGENDA
THE PLANNING AND
ZONING COMMISSION



Chm.
Vice-Chm.
Sec'y
MEMBERS

Barbara Plum (11)
Richard Pelletier (11)
James Fortuna (11)
Deborah Kleckowski (09)
Les A. Adams, Jr. (09)
Ronald Borelli (08)
Catherine Johnson (11)
Carl Boz (11)
Quentin W. Phipps (11)
(09)

ALTERNATES

Ex-Officio
Ex-Officio
Staff
ZEO

Mayor Sebastian N. Giuliano
Asst. Dir. P.W. Robert Dobmeier
William Warner, Director
Matt Dodge, Planning Env. Specialist
Bruce E. Driska, CZEO

FEBRUARY 11, 2009
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**
 - 4.1 Proposed update of Chapter 6 Future Residential Growth of the Plan of Conservation and Development. Proponent P&Z Comm.
 - 4.2 Proposed update of Chapter 9 Promoting Commercial/Industrial Growth of the Plan of Conservation and Development. Proponent P&Z Comm.
 - 4.3 Proposed update of Chapter 8 Addressing the Urban Dilemma and Statement on Alternate Modes of Transportation of the Plan of Conservation and Development. Proponent P&Z Comm.
 - 4.4 Proposed update of Chapter 7 Protecting Natural Resources and Preserving Rural Character and Chapter 10 Maromas: Middletown's last frontier and Statement on Protecting Water Quality. Proponent P&Z Comm.
 - 4.5 Request for a five (5) year extension of the Special Exception approval for the Newfield Street multi-family project, Phase I, located on the eastern side of Newfield Street across from the intersection with Congdon Street. Applicant/agent Murtha Cullina LLP/Atty. Michael A. Zizka SE2004-3
5. **NEW BUSINESS**
 - 5.1 Appeal of the granting of a residential unit business pursuit for a massage therapy business at 81 Ridge Road
 - 5.2 Proposed Special Exception for a sober house to be located at 133 South Main Street. Applicant/agent New Freedom, LLC/Wendi Clark SE2008-11
 - 5.3 Proposed Site Plan Review to construct a pharmacy with a Special Exception for a drive-thru to be located at the southeast corner of the intersection of Main Street Extension and East Main Street and adjacent to Mill Street. Applicant/agent Sound Middletown, LLC/Atty. Ralph Wilson SE2009-3
 - 5.4 Proposed two (2) lot resubdivision of the property of GOFSCO, LLC located in the Home Depot Plaza on Washington Street. Applicant/agent GOFSCO, LLC/Atty. Ralph Wilson S2009-1
 - 5.5 Proposed amendment to the 1993 Open Space Plan section of the Plan of Conservation and Development to designate the entire Merriam Property as proposed open space. Applicant/ agent City of Middletown Conservation Commission
 - 5.6 Request for G.S. 8-24 Review for the acquisition and rehabilitation of a city owned building located at 82 North Main Street by JDS Holding Company, LLC/John R. DeSena, President
 - 5.7 Request for G.S. 8-24 Review for the construction and the granting of easements for a 12-inch ultra low-sulfur diesel (USLD) pipeline through the City, primarily within city streets, the P&W Railroad right-of-way and a large tract of land owned by the City near the Kleen Energy Site. Applicant/agent Buckeye Partners L.P., STV Incorporated/Steve Schory, P.E., Project Manager

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- 5.8 Proposed Special Exception in accordance with Section 16.06.01 Definition of Family for 27 Bacon Avenue. Applicant/agent Lorena Chimirri SE2009-1
- 5.9 Proposed Special Exception to allow a café in Metro Square at 170-6 Main Street. Applicant/ agent The Shadow Room/Nicolas Cacaci SE2009-2

- 6. MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**
 - 6.1 Minutes of 12/10/08 Special Meeting
 - 6.2 Minutes of 12/10/08 Regular Meeting
 - 6.3 Minutes of 1/14/09 Regular Meeting
 - 6.4 ZEO Report
 - 6.5 POCD Report – C. Johnson

- 7. ITEMS REMOVED FROM THE AGENDA AND WHY**

- 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: Q. Phipps, C. Bolz

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.