

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 (09)
Catherine Johnson (11)
Carl Bolz (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 25, 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)**
 - 3.1 Proposed Special Exception for a sober house to be located at 133 South Main Street. Applicant/agent New Freedom, LLC/Wendi Clark SE2008-11
 - 3.2 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. A copy of the proposed amendment is on file in the Office of the Town Clerk. Applicant/agent City of Middletown Conservation Commission
 - 3.3 Proposed Site Plan Review to construct a pharmacy with a Special Exception for a drive-thru 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
 - 3.4 Proposed two (2) lot subdivision of the property of GOFSCO, LLC located in the Home Depot Plaza on Washington Street. Applicant/agent GOFSCO, LLC/Atty. Ralph Wilson S2009-1
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.
5. **NEW BUSINESS**
 - 5.1 Request for G.S. 8-24 Review for the extension of water mains, pressure reducing stations, buildings, telemetry, Supervisory Control and Data Acquisition (SCADA), and other improvements intended to manage water pressure and fire flows in the area west of I-91. Applicant/agent City of Middletown Water and Sewer Department/Guy P. Russo, Director
 - 5.2 Request for G.S. 8-24 Review to install a booster pump on Bartholomew Road to enhance pressure in the Randolph Road Super High Service Area and to obtain an easement for the property. Applicant/agent City of Middletown Water and Sewer Department/Guy P. Russo, Director
 - 5.3 Request for G.S. 8-24 Review to construct a concrete block and metal storage building at the Water and Sewer Department located at 82 Berlin Street. Applicant/agent City of Middletown Water and Sewer Department/Guy P. Russo, Director
6. **MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**
 - 6.1 Minutes of 2/11/09 Regular Meeting
 - 6.2 Election of Officers
 - 6.3 Other Commission Affairs
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: C. Bolz, Q. Phipps

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.