

**AGENDA  
THE PLANNING AND  
ZONING COMMISSION**



*Chm.* Barbara Plum (11)  
*Vice-Chm.* Richard Pelletier (11)  
*Sec'y* James Fortuna (11)  
*MEMBERS* Deborah Kleckowski (09)  
Les A. Adams, Jr. (09)  
Ronald Borelli (09)  
Catherine Johnson (11)  
Carl Bolz (11)  
Quentin W. Phipps (11)  
(09)  
*ALTERNATES* Mayor Sebastian N. Giuliano  
Ex-Officio Asst. Dir. P.W. Robert Dobmeier  
Ex-Officio William Warner, Director  
Staff Matt Dodge, Planning Env. Specialist  
ZEO Bruce E. Driska, CZEO

**MARCH 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)**
  - 3.1 Request for G.S. 8-24 Review for the construction and the granting of easements for a 12-inch ultra low-sulfur diesel (ULSD) 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
- 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 Proposed Site Plan Review to construct a food processing/manufacturing facility on Lots #10, #11 and 12 of the Liberty Commerce Industrial Park off Middle Street. Applicant/agent Delta Building Corp./ Bruce Bannerman SPR2009-17
  - 5.2 Proposed Site Plan Review to construct a new medical facility with a Special Exception for a non-retail use on the first floor to be located at the northwest corner of the intersection of Grand and Main Streets. Applicant/agent Community Health Center, Inc./Robert Olson (Robert Olson & Associates) SE2009-5
- 6. MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**
  - 6.1 Minutes of 2/25/09 Regular Meeting
  - 6.2 Election of Officers
  - 6.3 Commission Bylaws
  - 6.4 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: 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.**