

**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 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 to allow a café in Metro Square at 170-6 Main Street. Applicant/agent The Shadow Room/Nicolas Cacaci SE2009-2 **(TO BE WITHDRAWN)**
 - 3.2 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
- 4. OLD BUSINESS**
- 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 Request for G.S. 8-24 Review to convey a parcel of city owned land located at the intersection of Main and Grand Streets to the Community Health Center. Applicant/agent City of Middletown Economic Development Committee
 - 5.3 Proposed Zoning Code text amendment to modify Section 61.01.32 Retail sales or rental to allow distribution of food products to general public. Applicant/agent St. Vincent DePaul/Dowley & Associates Z2009-1
- 6. MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**
 - 6.1 Minutes of 2/25/09 Regular Meeting
 - 6.2 Minutes of 3/11/09 Regular Meeting
 - 6.3 ZEO Report
 - 6.4 Election of Officers
 - 6.5 Commission Bylaws
 - 6.6 Other Commission Affairs
 - 6.7 Plan of Conservation and Development
- 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.