

**AGENDA  
THE PLANNING AND  
ZONING COMMISSION**



*Chm. Quentin W. Phipps (11)*  
*Vice-Chm. Richard Pelletier (11)*  
*Sec'y Les Adams (13)*  
**MEMBERS** *Barbara Plum (11)*  
*Catherine Johnson (11)*  
*Nicholas Fazzino (13)*  
*Daniel Russo (13)*  
**ALTERNATES** *Carl Bolz (11)*  
*Michael Johnson (11)*  
*Ken McClellan (13)*  
*Ex-Officio Mayor Sebastian N. Giuliano*  
*Ex-Officio Asst. Dir. P.W. Robert Dobmeier*  
*Staff William Warner, Director*  
*ZEO Bruce E. Driska, CZEO*

**APRIL 27, 2011  
COUNCIL CHAMBERS  
MUNICIPAL BUILDING  
7:00 P.M.**

**THE MUNICIPAL BUILDING IS WHEELCHAIR ACCESSIBLE**

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL TAKING**
- 3. ITEMS REMOVED FROM THE AGENDA AND WHY**
- 4. PUBLIC COMMENT ON ITEMS ON AGENDA WHICH ARE NOT CURRENTLY SCHEDULED FOR A PUBLIC HEARING**
- 5. ZEO CERTIFICATION THAT ALL HEARING SIGNS HAVE BEEN PROPERLY NOTICED**
- 6. PUBLIC HEARINGS (when scheduled)**
- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
  - 8.1 Request for Location Approval for general repairer under G.S. 14-54 at 465 Middlefield Street. Applicant/agent Rides by Ryan
  - 8.2 Proposed Zoning Code text amendment to modify Section 32.01 Uses in the B-1 zone. Proponent P&Z Comm. Z2011-1 **TO BE SCHEDULED FOR P.H.**
  - 8.3 Proposed six (6) lot resubdivision of the property of Philip A. Reynolds Living Trust located on the east side of Coleman Road near the intersection with South Main Street and adjacent to Maple Shade Road to be known as Cedar Ridge. Applicant/agent Philip A. Reynolds, Trustee/Frank C. Magnotta, PE S2001-2 **TO BE SCHEDULED FOR P.H.**
- 9. PUBLIC COMMENT ON TOPICS WHICH ARE NOT OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING**
- 10. MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**
  - 10.1 Minutes of 4/13/11 Regular Meeting
  - 10.2 ZEO Report
  - 10.3 Other Commission Affairs
- 11. ADJOURNMENT**

**ALTERNATES: M. Johnson, K. McClellan, 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.

245 deKoven Drive, Middletown, CT 06457 [www.middletownplanning.com](http://www.middletownplanning.com) [www.cityofmiddletown.com](http://www.cityofmiddletown.com)