

AGENDA

THE PLANNING AND ZONING COMMISSION



MAY 13, 1992
COUNCIL CHAMBER
7:00 P.M.

Chw: Ann Loffredo (94)
Vice-Chm: Stephen T. Gionfriddo (93)
Sec'y: John Robinson (93)
Stephen Gadomski (92)
Sebastian Passanesi (92)
MEMBERS Stephen P. Shapiro (93)
Anthony J. Vasilou (94)
ALTERNATES Jennifer Alexander (94)
Philip Halibozek (93)
W. Lee Osborne (92)
Sebastian Timbro (93)
Ex-Officio Mayor Sebastian Garafalo
Ex-Officio Dir. P.W. Salvatore Fazzino

1. ROLL TAKING
2. MINUTES/TRANSCRIPTS
 - 2.1 Minutes of 4/22/92
 - 2.2 Transcript of 4/22/92 has not been received.
3. STAFF REPORTS AND COMMISSION AFFAIRS
 - 3.1 ZEO Monthly report
 - 3.2 ZEO sign report
4. OLD BUSINESS
 - 4.1 Proposed special exception under Sections 46 and 44 to construct a pool and cabanas at America's Cup Restaurant in the flood plain located at 80 Harbor Drive. Applicant/agent Harbor Drive Associates/Frank Maratta SE92-4
 - 4.2 Proposal to amend the Subdivision Regulations of the City of Middletown. Proponent P & Z Comm.
 - 4.3 Proposed Zoning Code text amendment to add Section 44.08.35, "Cluster Design to Produce Open Space Subdivisions" as a special exception in the residential zones having an R prefix. Proponent P & Z Comm. Z92-4
 - 4.4 Proposed Zoning Code text amendment to add Section 44.08.36, "Large Lot Environmentally Sensitive Subdivision" which includes Private Roads as a special exception in the R-45 and R-60 (Residential) zones. Proponent P & Z Comm. Z92-5
5. NEW BUSINESS
 - 5.1 Request for lot line revision located on the east side of Bartholomew Road. Applicant/agent Frank and Anna Carta/Atty. Giuliano L92-3
 - 5.2 Request for G.S. 8-24 report regarding improvements to Veterans Park. Applicant Park & Recreation Dept.

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- 5.3 Request for Zoning Code interpretation as to whether a municipal leaf composting operation by the city or its duly authorized contractor or agent would be considered as an agricultural activity use and permitted in all zones currently permitting agriculture with no special exception. Applicant/agent Pubic Works Dept.
- 5.4 Proposed special exception to permit the conversion of existing building from vacant to a law office located at 137 South Main Street. Applicant/agent Atty. Ralph Wilson SE92-6 (Recommend p.h. 5/27/92.)
- 5.5 Proposed special exception to permit retail service, retail sales, and office buildings in the floodplain located on the west side of East Main St. Applicant/agent Tony C. Fonda SE92-8 (Recommend p.h. 5/27/92.)
- 5.6 Request for G.S. 8-24 Report to utilize a portion of the land owned by the City of Middletown in cooperation with the Water and Sewer Dept. to construct a new fire training tower and school located at 34 East Main Street. Applicant Middletown Fire Department
- 5.7 Proposed special exception to permit a fire training tower and school in the floodplain located at 34 East Main Street. Applicant/agent City of Middletown Fire Department/Center for Engineering SE92-7 (Recommend p.h. 5/27/92.)
- 5.8 Proposed Zoning Map amendment to rezone an area in the southeastern portion of the City in the vicinity of Aircraft Road from R-60 (Residential) to I-3 (Special Industrial). Proponent P & Z Comm. Z92-6 (Recommend p.h. 5/27/92)
- 5.9 Proposed Zoning Code text amendment to clarify Section 60.02.19 uses allowed in the Riverfront Recreation (RF) zone. Proponent P & Z Comm. Z92-7 (Recommend p.h. 5/27/92.)
- 5.10 Proposed Zoning Code text amendments to Sections 37, Special Industrial zone (I-3), 61.05 Permitted Uses and 61.01.19 Manufacturing etc. Proponent P & Z Comm. Z92-8 (Recommend p.h. 5/27/92.)
- 5.11 Request for G.S. 8-24 Report concerning bonding of the renovation and expansion of Middletown High School. Applicant Common Council

6. PUBLIC HEARING (See Legal Notice Attached.)

7. DISCUSSION WITH PUBLIC CONCERNING TOPICS WHICH ARE NOT OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING

8. ADJOURNMENT

ALTERNATES: P. Halibozek, L. Osborne, S. Timbro, J. Alexander

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