

**AGENDA
THE PLANNING AND
ZONING COMMISSION**



Chm.
Vice-Chm.
Sec'y
MEMBERS

Richard Pelletier (11)
James Fortuna (11)
Barbara Plum (11)
Deborah Kleckowski (09)
Les A. Adams, Jr. (09)
Ronald Borelli (09)
Catherine Johnson (11)
Carl Bolz (11)
Quentin W. Phipps (11)
Nicholas Fazzino (09)
Mayor Sebastian N. Giuliano
Asst. Dir. P.W. Robert Dobmeier
William Warner, Director
Matt Dodge, Planning Env. Specialist
Bruce E. Driska, CZEO

ALTERNATES

Ex-Officio
Ex-Officio
Staff
ZEO

**MAY 27, 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 Zoning Code text amendment to modify Section 44.08.30(B) Bed and Breakfast Uses and Section 60.02.30 Bed and Breakfast in the RPZ to allow the use in the R-15 zone. A copy of the existing and proposed text is on file in the Office of the Town Clerk. Applicant/agent Lori Montazella Z2009-2
 - 3.2 Proposed three (3) lot resubdivision of the property of the Estate of John A. Bak & Josephine Tenerowicz located at 42 Middlefield Street. Request for a waiver of the sidewalk requirements. Applicant/agent Del Favero Designs, LLC/Bolduc Land Consultants, LLC S2009-2
 - 3.3 Proposed fifteen (15) lot resubdivision of the property of Madelyn Cerritelli located at 85 Flynn Lane to be known as Poplar Estates. Request for a waiver of the sidewalk requirements. Applicant/agent Del Favero Designs, LLC/Bolduc Land Consultants, LLC S2008-2
- 4. OLD BUSINESS**
 - 4.1 Request for final re-approval of the Liberty Commerce Industrial Park located on Middle Street. Applicant/agent Thaddeus Bysiewicz S2006-6
- 5. NEW BUSINESS**
 - 5.1 Proposed two (2) lot resubdivision of the property of Sebastian Russo located at 78 Flynn Lane. Applicant/agent Sebastian Russo/Kevin T. Ewald L.S. S2009-3
 - 5.2 Request for Location Approval for a used car dealer under G.S. 14-54 at 175 Johnson Street. Applicant/agent Jesse Morin
 - 5.3 Proposed two (2) lot resubdivision of the property of Andrew & Patricia Brown to be located at 239 Ballfall Road at the southwest corner of the intersection with Sisk Street. Applicant/agent Andrew P. & Patricia L. Brown/Pat Benjamin S2009-5
- 6. MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**
 - 6.1 Minutes of 5/13/09 Regular Meeting
 - 6.2 Election of Officers
 - 6.3 ZEO Report
 - 6.4 Commission Bylaws
 - 6.5 Other Commission Affairs
 - 6.6 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, N. Fazzino, 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.