

**AGENDA  
THE PLANNING AND  
ZONING COMMISSION**

*Chm.* Barbara Plum (07)  
*Vice-Chm.* Carl Bolz (07)  
*Sec'y* James Fortuna (07)  
**MEMBERS** Stephen Gadowski (05)  
Andrew Rak (07)  
William Wilson (05)  
John Pieper (05)  
**ALTERNATES** Stephen Shapiro (05)  
Deborah Kleckowski (07)  
Sebastian Scalora (07)  
*Ex-Officio* Mayor Dominique Thomson  
*Ex-Officio* Thomas Nigosanti, Chief Engineer  
*Staff* William Warner, Director  
*ZEO* Brian Robinson

**JUNE 9, 2004  
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)**
- 4. OLD BUSINESS**
  - 4.1 Request for a one (1) year extension of the Special Exception and Site Plan approvals for the water project to be located on River Road. Applicant/agent Atty. Lawrence Golden SE2003-7, SE2003-11
- 5. NEW BUSINESS**
  - 5.1 Proposed Special Exception for a childcare facility to be located at 20 Tuttle Place. Applicant/agent The Academy of the Wheeler Clinic/Dowley & Associates SE2004-7
  - 5.2 Request for G.S. 8-24 Review for the acquisition of the land owned by the Roy Wilcox Estate on Atkins Street. Proponent PCD Dept.
  - 5.3 Proposed Special Exception to allow a drive-thru restaurant at 614-615 South Main Street. Applicant/agent Michael Wrang SE2004-5
  - 5.4 Proposed Zoning Code text amendment to modify Section 60.02.28 to allow drive-thrus in the MX zone by Special Exception. Applicant/agent Chowdbury Hines Chicken, Inc./David Hines Z2004-4
  - 5.5 Proposed Special Exception to construct the new Cross Street AME Zion Church on the east side of West Street near the intersection with Wadsworth Street. Applicant/agent Cross Street AME Zion Church/East Wharf Architects, Inc. SE2004-6
- 6. MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**
  - 6.1 Minutes of 5/12/04 Regular Meeting
  - 6.2 ZEO Report
- 7. ITEMS REMOVED FROM THE AGENDA AND WHY**
  - 7.1 Request for release of cash bond-Rockfall Road, Red Area Section III-P.W. items still need to be addressed.
  - 7.2 Request for release of cash bond-Saddle Ridge, Phase I-P.W. items still need to be addressed.
  - 7.3 Request for reduction of cash bond-Hubbard Estates, Phase IV-P.W. items still need to be addressed.
  - 7.4 Request for reduction of letter of credit-Highland Hill Farms (formerly Steeplegate)- no comments received yet.
  - 7.5 Request for partial release of the cash bond for the Country Farm Subdivision located at the intersection of Randolph Road and Pine Street-negative comments from P.W. and W/S
  - 7.6 Request for release of the cash bond for the Daniel DeMelis subdivision located off Bielefield Road. Applicant/agent Atty. Michael F. Dowley S2003-7-no comments received yet.
- 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: S. Scalora, S. Shapiro, D. Kleckowski**

**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.**