

**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*

**JUNE 23, 2010  
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)**
  - 6.1 Request for a change of use to allow the property located at 56 Warwick Street, the Polish National Home, to be used as a church with church services and bible study. Applicant/agent Atty. Jennifer A. Gagosz Farrell
- 7. OLD BUSINESS**
  - 7.1 Request for release of the cash bond for the Arbutus Estates Subdivision located at 1111 Arbutus Street. Applicant/agent Oakbridge Management & Construction/Bryan P. Nesteriak, P.E. S2005-10
  - 7.2 Request for release of the cash bond for the Joseph Mazzotta Subdivision located off Alsace Terrace. Applicant/agent Joseph Mazzotta S94-2
- 8. NEW BUSINESS**
  - 8.1 Proposed Site Plan Review to convert an existing warehouse located at 80 Pease Avenue to a new use as a bus garage. Applicant/agent George Fellner, AIA, Architect SPR2010-77
  - 8.2 Request for location approval for general repairer under G.S. 14-54 at 690 South Main Street in the B-2 zone. Applicant/agent Protech Automotive, LLC/Timothy J. Callinan
- 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 6/9/10 Regular Meeting
  - 10.2 ZEO Sign Report
  - 10.3 Other Commission Affairs
- 11. ADJOURNMENT**

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

**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)

**Disclaimer:**  
The information on this Agenda does not necessarily reflect any official action or position of the Commission. In many instances items are being brought to the Commission's attention that have been filed with the staff.