

**AGENDA
THE PLANNING AND
ZONING COMMISSION**



Chm. Barbara Plum (11)
Vice-Chm. Les A. Adams, Jr. (09)
Sec'y James Fortuna (11)
MEMBERS Deborah Kleckowski (09)
Richard Pelletier (11)
Cynthia Jablonski (09)
Catherine Johnson (11)
ALTERNATES Matthew Lesser (11)
Quentin W. Phipps (11)
Ronald Borelli (09)
Ex-Officio Mayor Sebastian N. Giuliano
Ex-Officio Asst. Dir. P.W. Robert Dobmeier
Staff William Warner, Director
Matt Dodge, Planning Env. Specialist
ZEO Bruce E. Driska, CZEO

**OCTOBER 8, 2008
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 modification of the Site Plan approval for Landmark Square located at 2 Main Street (the former Middletown Press site) with regards to removal of the entrance/exit from Dr. Martin Luther King, Jr. Way. Applicant/agent Atty. Ralph E. Wilson SE2007-16
 - 4.2 Request for modification to the Special Exception approval for 106-110 Court Street with regard to the construction of an outside deck and bar. Applicant/agent Ted Tine SE2008-7
 - 4.3 Proposed update of Chapter 6 Future Residential Growth of the Plan of Conservation and Development. Proponent P&Z Comm.
- 5. NEW BUSINESS**
 - 5.1 Scheduling of P.H. for Chapter 8 Addressing the Urban Dilemma and Statement on Alternate Modes of Transportation of the Plan of Conservation and Development
 - 5.2 Proposed Zoning Code text amendment to add Section 12.15 Blasting-Protection of Property. Applicant/agent Westfield Residents Association/Arline Rich Z2008-2
 - 5.3 Proposed Zoning Code text amendment to modify Section 60.02.38 Permanent Year Round Farm Markets. Applicant/agent Joshua D. Eddinger Z2008-5
 - 5.4 Proposed Special Exception to construct a new church building to be located on Coe Avenue near the intersection with Saybrook Road, adjacent to Rt. 9 and abutting The Village at South Farms. Applicant/agent 693 Saybrook Road LLC/LRC Group SE2008-8
- 6. MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**
 - 6.1 Minutes of 9/24/08 Regular Meeting
 - 6.2 Staff Reports – Kleen Energy Project
 - 6.3 Staff Reports – Proposed Zoning Code text amendment – Section 49
 - 6.4 Commission Affairs
- 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: Q. Phipps, R. Borelli, M. Lesser

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.