

**AGENDA  
THE PLANNING AND  
ZONING COMMISSION**

<i>Chm.</i>	<i>Barbara Plum (07)</i>
<i>Vice-Chm.</i>	<i>Carl Bolz (07)</i>
<i>Sec'y</i>	<i>James Fortuna (07)</i>
<b>MEMBERS</b>	<i>Stephen Gadowski (05)</i>
	<i>Andrew Rak (07)</i>
	<i>William Wilson (05)</i>
	<i>John Pieper (05)</i>
<b>ALTERNATES</b>	<i>Stephen Shapiro (05)</i>
	<i>Deborah Kleckowski (07)</i>
	<i>Sebastian Scalora (07)</i>
<i>Ex-Officio</i>	<i>Mayor Dominique Thornton</i>
<i>Ex-Officio</i>	<i>Dir: P.W. Salvatore Fazzino</i>
<i>Staff</i>	<i>William Warner, Director</i>
<i>ZEO</i>	<i>Kevin Kennedy</i>

**DECEMBER 10, 2003  
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**
- 2a. EXECUTIVE SESSION REGARDING NOHL CREST III AND IV, PURSUANT TO CONNECTICUT GENERAL STATUTES SECTION 1-225(f) AND SECTION 1-200(6)(B) – PENDING LITIGATION**
- 3. PUBLIC HEARINGS (when scheduled)**
- 4. OLD BUSINESS**
  - 4.1 Request for reduction of the cash bond for Saddle Ridge Subdivision, Phase II. Applicant/agent Luby Olson, P.C./Kenneth W. Mango S2000-16
  - 4.2 Request for reduction of the cash bond for Saddle Ridge Subdivision, Phase III. Applicant/agent Luby Olson, P.C./Kenneth W. Mango S2001-22
  - 4.3 Request for release of the cash bond for the Pinehurst at Pistol Creek Subdivision. Applicant/agent Gordon Phillips, Manager, Pinehurst Associates, LLC S2000-12
- 5. NEW BUSINESS**
  - 5.1 Proposed Zoning Code text amendment to modify Section 61.02.28 Recreation (commercial) to allow the use in the NPC zone by Special Exception. Applicant/agent William W. Ferguson, Jr. Z2003-11
  - 5.2 Proposed Special Exception for 40,000 square feet of greenhouse space on the property of Barbara Eddinger located at 359 Chamberlain Road. Applicant/agent Joshua Eddinger SE2003-13
  - 5.3 Proposed Special Exception for financial institution for tax preparation and service in the B-1 zone at 608 Main Street. Applicant/agent Joseph Brislin/Dowley and Associates SE2003-14
  - 5.4 Proposed Special Exception to allow soccer fields and associated parking on the west side of Country Club Road across from Moody School and adjacent to the Trilogy Estates Subdivision. Applicant/agent City of Middletown/Middletown Youth Soccer, Inc. SE2003-15
- 6. MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**
  - 6.1 Minutes of 11/13/03 Regular Meeting
  - 6.2 ZEO Report
  - 6.3 Review and approval of the Commission Bylaws
- 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.
- 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 Clerks Office at (860) 344-3459 at least ten (10) days prior to the scheduled meeting.**