

**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 Carl Bolz (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

**DECEMBER 10, 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 Proposed update of Chapter 6 Future Residential Growth of the Plan of Conservation and Development. Proponent P&Z Comm.
 - 4.2 Proposed update of Chapter 9 Promoting Commercial/Industrial Growth of the Plan of Conservation and Development. Proponent P&Z Comm.
 - 4.3 Proposed update of Chapter 8 Addressing the Urban Dilemma and Statement on Alternate Modes of Transportation of the Plan of Conservation and Development. Proponent P&Z Comm.
 - 4.4 Proposed modifications to the landscaping plan for the Kelsey Estates Subdivision located off Arbutus and Kelsey Streets. Request for release of the cash bond for Kelsey Estates. Applicant/agent Atty. Michael Dowley S2002-5
 - 4.5 Request for modification to the Special Exception for Emjay Enterprises, LLC, South Main Street, with regards to constructing an outside leadership course for corporate outings, schools and other groups. Applicant/agent Atty. Michael F. Dowley SE2008-1
 - 4.6 Request for Final Approval of Phases I, II and III of the Liberty Commerce Park located on Middle Street. Applicant/agent Liberty Commerce Park, LLC/Thaddeus P. Bysiewicz S2006-6
 - 4.7 Request for release of the cash bond for Phases I and II of the Highland Hill Farm Subdivision (formerly Steeplegate) located off Atkins Street. Applicant/agent CAS Construction Co., Inc./William H. Coons, Jr., Owner S96-3
 - 4.8 Request for release of the cash bond for Knoll Ridge Acres Subdivision located off Brookview Lane. Applicant/agent CAS Construction Co., Inc./William H. Coons, Jr., Owner S2001-7
- 5. NEW BUSINESS**
 - 5.1 Proposed one (1) lot resubdivision with a Special Exception for 5,000 sq. ft. lots of the property of Jeannot A. LaCroix located at 66 Durant Terrace, at the intersection with Durant Street. Applicant/agent Jeannot A. LaCroix/Pat Benjamin S2008-6
 - 5.2 Proposed Site Plan Review with a Lot Line Revision for the construction of an office building on Lot #19 Industrial Park Road. Applicant/agent Lennie Leibenhaut, Tall Properties, LLC/Atty. Ralph Wilson SPR2008-96
 - 5.3 Proposed Site Plan Review to construct a new retail grocery store on the site of the former Shop Rite in the Home Depot Plaza located on Washington Street. Applicant/agent Price Chopper Operating Co. of CT/Pat Benjamin, Bascom & Benjamin SPR2008-265
- 6. MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**
 - 6.1 Minutes of 11/12/08 Regular Meeting
 - 6.2 ZEO Report- Kolman Leaf Composting Report
 - 6.3 Commission Bylaws
 - 6.4 Designation of Liaison to MidState Regional Planning Agency, Parking Authority Commission and Citizens Advisory Committee
- 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, C. Bolz

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.