

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

DECEMBER 12, 2007
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 reduction of the cash bond for the South Gate Subdivision located off Arbutus Street. Applicant/agent Arbutus Street, LLC S2007-2
 - 4.2 Request for reduction of the cash bond for the Bear Pond Subdivision located off Sachus Drive. Applicant/agent Atty. Michael F. Dowley S2002-8
 - 4.3 Request for modification to the Special Exception approval with regard to a proposed garage and the elimination of a curb cut for the new Cross Street AME Zion Church located at the intersection of West and Wadsworth Streets. Applicant/agent Cross Street AME Zion Church SE2004-6
5. **NEW BUSINESS**
 - 5.1 Proposed Special Exception to divide the property located at 42 Silver Street into two (2) parcels with less than the required frontage and area and to construct a two family dwelling on the newly created lot. Applicant/agent Al, Paul and JoAnn Bellamo SE2007-17
 - 5.2 Proposed Site Plan Review to construct a 201,190 sq. ft. industrial building on Lot #20A at the end of the cul-de-sac on Kenneth Dooley Drive and adjacent to Timber Ridge Road. Applicant/agent Kenneth Dooley Holdings, LLC/The LRC Group, LLC SPR2007-285
 - 5.3 Proposed two (2) lot resubdivision of the property of Middletown Elks Home Corporation located between Clew Drive, Maynard Street, Saybrook Road and Tryon Street. Applicant/agent Middletown Elks Home Corporation/Michael F. Dowley & Associates S2007-10
 - 5.4 Proposed Special Exception to construct Building #7 as part of the Nohl Crest III multi-family dwellings located off George Street. Applicant/agent Shipman, Sosensky, Randich & Marks, LLC/Atty. Robin Messier Pearson SE2007-8
6. **MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**
 - 6.1 Minutes of 11/14/07 Regular Meeting
 - 6.2 ZEO Report
7. **ITEMS REMOVED FROM THE AGENDA AND WHY**
 - 7.1 Request for release of cash bond, Laurel Farms Subdivision – W/S comments not received.
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, Ron 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.