

# AGENDA

## THE PLANNING AND ZONING COMMISSION

**Chm.**  
**Vice-Chm.**  
**Soc'y**  
**MEMBERS**

**W. Lee Osborne (99)**  
**Ronald Klattenberg (99)**  
**Carl Bolz (99)**  
**Anthony J. Vasilou (99)**  
**Corrine M. Borsoy (97)**  
**Jeffrey B. Pierce (97)**  
**John E. Porzan (97)**

**ALTERNATES**

**Carl Chisom (99)**  
**James Fortuna (99)**  
**William Hohenstein, Jr. (97)**  
**Mayor Maria Hudson Holzberg**  
**Dr. P.M. Salvatore Fazzino**

**Ex-Officio**  
**Ex-Officio**

DECEMBER 13, 1995  
COUNCIL CHAMBER  
7:00 P.M.

### THE MUNICIPAL BUILDING IS WHEELCHAIR ACCESSIBLE

#### 1. ROLL TAKING

1.1 Reorganizational Vote

#### 2. MINUTES/TRANSCRIPTS

2.1 Minutes of 11/29/95 Meeting

#### 3. STAFF REPORTS AND COMMISSION AFFAIRS

3.1 ZEO Sign Report

3.2 ZEO Monthly Reports

3.3 Presentation by Ann Hadley of Middlesex County Soil and Water Conservation District

3.4 Workshop with City Directors on Development process

3.5 Discussion on amendments to the By-laws

#### 4. OLD BUSINESS

4.1 Request for release of the cash bond for the Talcott Ridge Subdivision located off South Main Street. Applicant/agent Farms & Mechanics Bank/Paul J. LaMonica, Vice President S87-17

4.2 Request for a two year extension of the preliminary approval for the Gullitti Builders Subdivision located east of Arbutus Street and south of the Royal Order of Moose property that fronts on Randolph Road. Applicant/agent Jean P. Gullitti S92-16

4.3 Request for Final Approval for a portion of West Wynd Terrace and Gibson Lane in The Meadows at Riverbend, Section III. Applicant/agent Tuttle Road Associates/Robert C. Fusari, President S93-3

4.4 Request for Final Approval of Wesleyan Hills PRD, Red Area, Section III, Phase II. Applicant/agent Atty. Frank St. John PRD

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**5. NEW BUSINESS**

- 5.1 Proposed Zoning Code text amendment to rezone a piece of property located between Maynard Street, Clew Drive and Saybrook Road known as the Elks Lodge #771 from RPZ Residential Pre Zoning to TD Transitional Development. Applicant/agent Middletown Elks Home Corporation Z95-18
- 5.2 Proposed Special Exception for a continuation of an existing non-conforming use as a contractor public utility storage and work area and a Special Exception for property located within the 100 year floodplain on Mill Street. Applicant/agent Joseph H. Mylchreest, Inc./David B. Mylchreest, C.E. SE95-19
- 5.3 Proposed two lot subdivision of the Matthew and Barbara Abrams property at 272 Chamberlain Hill Road, west of Bartholomew Road and near the Haddam town line. Applicant/agent Matthew and Barbara Abrams S95-18
- 5.4 Proposed six lot subdivision with a Special Exception for rear lots to be located south of Round Hill Road and east of Talcott Ridge Road, to be known as Cherry Hill Farms. Applicant/agent John J. Cellino/Edward B. Wenners, PE S95-19
- 5.5 Proposed Special Exception for construction of a new building to be used as a car dealership and a parking lot within the 100 year floodplain at 1158 Newfield Street. Applicant/agent Stanley Staron/Michael F. Dowley, Attorney SE95-20
- 5.6 Proposed two lot subdivision of the Estate of Minnie Mazzotta located at the northwestern corner of Pine Street and Randolph Road. Applicant/agent Estate of Minnie Mazzotta-Carl Mazzotta, Trustee/R. A. Bascom, L.S. S95-20
- 5.7 Proposed Zoning Code text amendment to add Section 61.02.33 Light Manufacturing. Applicant/agent Middletown Realty Associates Limited Partnership/Michael F. Dowley, Esquire Z95-19

**6. PUBLIC HEARING (See Legal Notice Attached.)**

**7. DISCUSSION WITH PUBLIC CONCERNING TOPICS WHICH ARE NOT OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING**

**8. ADJOURNMENT**

**ALTERNATES: C. Chisem, J. Fortuna, W. Hohenstein**

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