

Chm. Quentin Phipps, Comm. Richard Pelletier, Comm. Barbara Plum, Comm. Catherine Johnson, Comm. Nicholas Fazzino, Comm. Carl Bolz (seated), Comm. Ken McClellan, Comm. Michael Johnson (seated)

MEMBERS
PRESENT

Comm. Les Adams, Comm. Daniel Russo, Mayor Sebastian Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
ABSENT

Michiel Wackers, Deputy Director

STAFF

There were six (6) members of the public present. There is a word for word DVD recording of the meeting on file and available in the Planning Office.

PUBLIC

The Pledge of Allegiance was recited at 7:00 p.m.

ITEM 1
PLEDGE OF
ALLEGIANCE

Comm. Catherine Johnson conducted Roll Call.

ITEM 2
ROLL CALL

No items were removed from the agenda.

ITEM 3
ITEMS RE-
MOVED FROM
THE AGENDA
AND WHY

Beth Emory commented on bicycles and streets.

ITEM 4
PUBLIC
COMMENT ON
ITEMS

The Zoning Enforcement Officer indicated in a memorandum that all public hearing signs were posted and in compliance.

ITEM 5
ZEO SIGN
CERTIFICATION

Stephen Till, William Fox and Atty. Walter Twachtman commented. On motion and second by Comms. Catherine Johnson and Richard Pelletier the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Carl Bolz and Barbara Plum the Commission approved a request for modification of the concept plan for the Mezzo Grille (formerly known as Fish Bones) at 106-110 Court Street with the following conditions: 1) The Special Exception form filed on the land records shall reference the written plan (see attached) and the discussions at the public hearing and require that any change in concept be approved as a new Special Exception by the Planning and Zoning Commission; 2) Any transfer in the liquor license shall be approved by the Planning and Zoning Commission prior to sign off; 3) Repeated Public Health or Fire Code violations and/or noise ordinance violations in excess of three (3) per year will constitute a violation of the approved Special Exception;

ITEM 6.1
APPROVED A
REQUEST FOR
MODIFICATION
OF THE CON-
CEPT PLAN FOR
THE MEZZO
GRILLE (FOR-
MERLY KNOWN
AS FISH BONES)
AT 106-110
COURT STREET

and 4) Failure to comply with any of the above terms and conditions shall constitute a violation of the Special Exception and allow the Commission to revoke such permit pursuant to Section 44.07 of the Middletown Zoning Code. Vote was unanimous. Applicant/agent Court Street Group, LLC SE2010-2

From the public, Councilman David Bauer commented on several concerns he had. Discussion ensued. On motion and second by Comms. Carl Bolz and Nicholas Fazzino the Commission closed the public hearing. Vote was unanimous. A motion to adopt Zoning Code text amendments to add Section 60.03.06 Sale or dispensation of marijuana and/or medical marijuana and Section 44.08.45 Sale or Dispensation of Marijuana and/or Medical Marijuana was made by Comm. Carl Bolz and seconded by Comm. Richard Pelletier. Chm. Quentin Phipps offered a friendly amendment to add "cultivated" after "sale or dispensation of" and recommended that the city address consumption. Comm. Carl Bolz offered a friendly amendment to add "if allowed by the State of Connecticut". Comm. Catherine Johnson offered a friendly amendment to add "licensed practice". Comm. Barbara Plum offered a friendly amendment to change Item 2(c) from one hundred (100) feet to five hundred (500) feet. The motion as amended was denied with Chm. Quentin Phipps, Comm. Richard Pelletier, Comm. Carl Bolz, and Comm. Michael Johnson in favor and Comms. Nicholas Fazzino, Barbara Plum and Catherine Johnson opposed. Proponent P&Z Comm. Z2010-1

ITEM 6.2
DENIED
PROPOSED
ZONING
CODE TEXT
AMENDMENTS
TO ADD SEC-
TIONS 60.03.06
SALE OR
DISPENSATION
OF MARIJUANA
AND/OR
MEDICAL MARI-
JUANA AND
SECTION 44.08.35
SALE OR DIS-
PENSATION OF
MARIJUANA
AND/OR
MEDICAL MARI-
JUANA

On motion and second by Comms. Nicholas Fazzino and Barbara Plum the Commission approved a request for release of the cash bond for Phase II of the Country Hill Subdivision located off East Street. Vote was unanimous. Applicant/agent Ravenswood Homes/ Richard N. Fiske S2001-15

ITEM 7.1
APPROVED A RE-
QUEST FOR RE-
LEASE OF
THE CASH BOND
FOR PHASE II
OF THE COUN-
TRY HILL SUB-
DIVISION LO-
CATED OFF
EAST STREET

There was no New Business.

ITEM 8
NEW BUSINESS

No one spoke.

ITEM 9
PUBLIC
COMMENT
ON TOPICS

On motion and second by Comms. Nicholas Fazzino and Barbara Plum the Commission approved the minutes of the May 26, 2010 regular

ITEM 10.1
APPROVED THE

meeting. Vote was unanimous.

MINUTES OF
THE 5/26/10
REGULAR
MEETING

Comm. Michael Johnson commented on the Budget Subcommittee meetings. Comm. Catherine Johnson commented on planning sessions. Chm. Quentin Phipps commented on complete streets.

ITEM 10.2
OTHER COM-
MISSION
AFFAIRS

On motion and second by Comms. Barbara Plum and Nicholas Faz-
zino the Commission adjourned the meeting at 8:33 p.m. Vote
was unanimous.

ITEM 11
ADJOURNMENT

Respectfully submitted,

Michiel Wackers, AICP
Deputy Director