

CITY OF MIDDLETOWN
AGENDA
THE PLANNING AND
ZONING COMMISSION



Chm.
Vice-Chm.
Sec'y
MEMBERS

Daniel Russo (19)
Molly Salafia (19)
Joyce Rossitter (19)
Richard Pelletier (19)
Stephen Devoto (17)
Jeremy Clark (17)
Vincent Szyrkowicz (17)
Elizabeth Emery (19)
Thom Pattavina (19)
Corrine Dorsey (17)
Mayor Daniel T. Drew
Michiel Wackers, Director
Bruce E. Driska, Deputy Director
Linda Reed, CZEO

ALTERNATES

Ex-Officio
Staff

SEPTEMBER 14, 2016
COUNCIL CHAMBERS
MUNICIPAL BUILDING
7:00 P.M.

1. Pledge of Allegiance
2. Roll Taking
3. Items removed from the agenda and why
4. Public comment on items on agenda which are not currently scheduled for a public hearing
5. ZEO Certification that all public hearing signs have been properly noticed (when scheduled)
6. Public Hearings (when scheduled)
7. Old Business
 1. Request for a five (5) year extension for the completion of Trailside Crossing Subdivision located off Crystal Lake Road. Applicant/agent AA Denorfia Building & Development, LLC S2006-7
 2. Draft Zoning Regulations **(TO BE SCHEDULED FOR A PUBLIC HEARING)**
 3. Request for a conditional final approval for Lot 1, 509 Mile Lane of the Guiheen Estates located at Mile Lane. Applicant/agent Coccoomo Brothers, LLC S2013-4
 4. Request for a one year extension for the Special Exception for adaptive reuse of an industrial building to a new use as residential apartments located on Stack Street. Applicant/agent The Connection Fund/Farrell, Geenty, Sheeley, Bocalatte & Guarino, PC SE2015-8
 5. Request for a five (5) year extension for the Majestic Oak - 32 lot subdivision located on South Main Street. Applicant/agent Attorney Ralph Wilson (S2012-1).
8. New Business
 1. Special Exception with regards to Section 21 to convert a single family dwelling into a two-family dwelling located at 506 East Main Street with request for a waiver of the site plan requirement. Applicant/agent Franklyn & Carlos Espinoza SE2016-9 **(TO BE SCHEDULED FOR A PUBLIC HEARING)**
 2. Special Exception with regards to Section 44.08.26 to convert a restored barn for events such as colonial-style weddings or social gatherings located on 365 Middlefield Street with a request for a waiver of the site plan requirement. Applicant/agent Laura Creger Hall SE2016-8 **(TO BE SCHEDULED FOR A PUBLIC HEARING)**
 3. Special Exception with regards to Section 44.08.23 to construct a 7,100 sq. ft. package store (adjacent to Tractor Supply Co.) located at 815 Newfield Street. Applicant/agent Middletown Development Partners SE2016-10 **(TO BE SCHEDULED FOR A PUBLIC HEARING)**
9. Public comment on topics which are not or have not been the subject of a public hearing
10. Minutes of the Regular Meeting, Transcripts, Staff Reports and Commission Affairs
 1. Minutes of 7/27/16 Regular Meeting
 2. Other Commission Affairs
 - a. River-Cog Report
 - b. Requested draft letter regarding zoning complaints for Saybrook and Dripps Rds.
 3. ZEO Report

11. Adjournment

Alternates: C. Dorsey, E. Emery, T. Pattavina