

AGENDA
THE PLANNING AND
ZONING COMMISSION



Chm. Richard Pelletier (15)
Vice-Chm. Nicholas Fazzino (13)
Sec'y Joyce Rossitter (15)
MEMBERS Les Adams (13)
Daniel Russo (13)
Molly Salafia (15)
Carl Chisem (15)
ALTERNATES Ken McClellan (13)
Gary Faraci (15)
Elizabeth Emery (15)
Ex-Officio Mayor Daniel T. Drew
Ex-Officio Asst. Dir. P.W. Robert Dobmeier
Staff William Warner, Director
ZEO Bruce E. Driska, CZEO

September 25, 2013
COUNCIL CHAMBERS
MUNICIPAL BUILDING
7:00 P.M.

REVISED

RECEIVED
13 SEP 20 AM 9:41
TOWN CLERK
MIDDLETOWN, CONN.

THE MUNICIPAL BUILDING IS WHEELCHAIR ACCESSIBLE

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 HEARING SIGNS HAVE BEEN PROPERLY NOTICED
6. PUBLIC HEARINGS (when scheduled)
 1. Proposed amendment to Plan of Conservation and Development to incorporate Complete Streets Master Plan. Applicant/agent Complete Streets Committee **(TO BE POSTPONED UNTIL 12/11/13)**
 2. Proposed Special Exception for grading to create a pond within 100 feet of a floodplain for the Trees of Honor at Veteran's Park at Walnut Grove Road. Applicant/agent City of Middletown/Public Works Dept. SE2013-3
 3. Proposed three (3) lot subdivision of the property of Pattagansett Holdings, LLC located at 644 East St. across from Miner Street. Applicant/agent Pattagansett Holdings, LLC S2013-1
 4. Proposed nine (9) lot subdivision of the property of Armedi Ubaldini located at 762 Wadsworth Street (Route 157) Applicant/agent Pattagansett Holdings, LLC S2013-2
 5. Proposed Zoning Code Text Amendment to add the M Zone to Section 60.02.20 Cemeteries and Other Places Of Burial Of The Dead. A copy of the existing and proposed text is on file in the Office of the Town Clerk. Applicant/agent Indian Hill Cemeteries Z2013-6
7. OLD BUSINESS
8. NEW BUSINESS
 1. Proposed Zoning Code text amendment to add Section 60.02.42 – Existing Age Restricted (55 & Older) Multi Family Housing density not to exceed 24 units per acre on property having at least 2 1/2 acres or more in a Multi-Family (M) Zone. A copy of the proposed text is on file in the Office of the Town Clerk. Proponent Pondview Realty Associates Z2013-57 **(TO BE SCHEDULED FOR PUBLIC HEARING FOR OCTOBER 9, 2013)**
 2. Proposed Zoning Code Text Amendment to Section 60.02.20 Sale or Dispensation of any form of medical marijuana. A copy of the proposed text is on file in the Town Clerks Office. Applicant/agent Kathy M. Kalista Z2013-7 **(TO BE SCHEDULED FOR PUBLIC HEARING FOR OCTOBER 23, 2013)**
 3. Request for a G.S. 8-24 Review to enter lease with Greenbelt, LLC (Medical Marijuana) for 15,000 square feet at the city-owned Remington Rand Building at 180 Johnson Street. Applicant/agent City of Middletown
 4. Proposed Zoning Code Text Amendment to add Section 61.02.38 Education & training for construction trades in the IT Zone. A copy of the proposed text is on file in the Town Clerks Office. Applicant/agent Finishing Trades Institute of Southern New England, Inc. Z2013-8 **(TO BE SCHEDULED FOR PUBLIC HEARING FOR OCTOBER 23, 2013)**
 5. Proposed fifteen (15) lot subdivision to be located at Country Club and Massa Tom Roads. Applicant/agent Domenico Fragomeni S2012-8 **(TO BE SCHEDULED FOR PUBLIC HEARING FOR OCTOBER 9, 2013)**

6. Request for a G.S. 14-54 Review for location approval for a Used Car Dealer located at 1138 Newfield Street. Applicant/agent Best Buy Wholesalers, LLC
7. Proposed fourteen (14) lot residential subdivision of the property of Guiheen Revocable Living Trust located on Mile Lane with activity in the 100 foot upland review area. Applicant/agent Tom Coccomo S2013-4 **(TO BE SCHEDULED FOR PUBLIC HEARING FOR OCTOBER 9, 2013)**
8. Proposed Special Exception/Site Plan Review for school use in the R-30 zone and improvements to existing athletic fields and associated facilities and classroom addition at Xavier High School located at 181 Randolph Road Applicant/agent Xavier High School SE2013-4 **(TO BE SCHEDULED FOR PUBLIC HEARING FOR OCTOBER 23, 2013)**

9. **PUBLIC COMMENT ON TOPICS WHICH ARE NOT OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING**

10. **MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**
 - 10.1 Minutes of 8/28/13 Regular Meeting
 - 10.2 ZEO Report
 - 10.3 Other Commission Affairs – River Cog Report

11. **ADJOURNMENT**

ALTERNATES: K. McClellan, G. Faraci, E. Emery

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.

245 deKoven Drive, Middletown, CT 06457 www.middletownplanning.com www.cityofmiddletown.com