

CITY OF MIDDLETOWN  
AGENDA  
THE PLANNING AND  
ZONING COMMISSION



Chm.	Stephen Devoto (17)
Vice-Chm.	Vincent Szykowitz (17)
Sec'y	Joyce Rossitter (19)
MEMBERS	Richard Pelletier (19)
	Daniel Russo (19)
	Molly Salafia (19)
	Vacancy (17)
ALTERNATES	Elizabeth Emery (19)
	Thom Pattavina (19)
	Corrine Dorsey (17)
Ex-Officio	Mayor Daniel T. Drew
Staff	Joseph Samolis, Acting Director
	Bruce E. Driska, Deputy Director
	Linda Reed, MFS, CZEO - ZEO/WEO

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

REVISED AGENDA

Rec'd for Record 12/13/2016 3:20P at H m M  
Recorded by Lubi Bostman  
Town Clerk

1. Pledge of Allegiance
2. Roll Taking
3. **Executive Session regarding pending litigation** -- Pursuant to C.G.S. §1-200(6)(B) to discuss and review proposed Stipulated Judgment in the matter of *BTA Middletown, LLC and Brittany Corporation of New Britain D/B/A/ Beverage Mart v. City of Middletown Planning & Zoning Commission and Francis D'Mello* (Doc.No. MMX-CV-16-6016159-S)

**Regular Session regarding pending litigation** – Discussion and vote to approve Stipulated Judgment in the matter of *BTA Middletown, LLC and Brittany Corporation of New Britain D/B/A/ Beverage Mart v. City of Middletown Planning & Zoning Commission and Francis D'Mello* (Doc.No. MMX-CV-16-6016159-S)

4. Items removed from the agenda and why
5. Public comment on items on agenda which are not currently scheduled for a public hearing
6. ZEO Certification that all public hearing signs have been properly noticed (when scheduled)
7. Public Hearings (when scheduled)

1. Proposed 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

(Date of Receipt 9/14/2016; PH scheduled 9/28/2016; PH postponed to 10/12/2016; PH postponed to 11/10/2016; extension of time by applicant to postpone PH to 12/14/2016; to be rescheduled to January 11, 2017)

2. Proposed one lot resubdivision for the property located at 101 Centerpoint Drive/ Industrial Park Road. Applicant/agent Centerpoint Management Co./Lennie Leibenhaut S 2016-3

(Date of Receipt 10/26/2016; PH scheduled 11/10/2016; due to posting PH sign, PH delayed to 12/14/2016)

3. Proposed installation of a 5,000+ sq. ft. high tunnel greenhouse for an organic farm located at 1100 River Road. Applicant/agent Forest City Farms, LLC/Gabriel Russo SE2016-12

**(Date of Receipt 11/09/2016; PH scheduled 12/14/2016; to be rescheduled to January 11, 2017)**

4. Proposed zoning code text amendment to add the B-3 Zone by Special Exception to Section 61.02.35 Medical and Dental Clinics. A copy of the existing and proposed text is on file in the Office of the Town Clerk. Applicant/agent Rino Mozzicato Z2016-2

**(Date of Receipt 11/09/2016; PH schedule 12/14/2016)**

#### **8. Old Business**

1. Request for final conditional approval of Phase II of the Guiheen Estates located off Mile Lane. Applicant/agent Cocco Brothers/Tom Cocco S2013-4

#### **9. New Business**

1. Request for a G.S. 8-24 Review for the Pat Kidney and Woodrow Wilson Field Improvements and Renovations. Applicant/agent City of Middletown/Public Works Dept. G.S. 8-24 2016-10

**(Date of Receipt 12/14/2016)**

2. Proposed Map Amendment to change 4 lots on 786, 778, 782 & 804 Washington Street from R-15 to a B-2 Zone. Applicant/agent Washington West. LLC/Abraham Kaoud Z2016-3

**(Date of receipt 12/14/2016; Schedule PH to commence within 65 days of date of receipt )**

3. Request for a G.S. 8-24 Review for the purchase of the property at 193 River Road. Applicant/agent City of Middletown G.S. 8-24 2016-11

**(Date of Receipt 12/14/2016)**

#### **10. Public comment on topics which are not or have not been the subject of a public hearing**

#### **11. Minutes of the Regular Meeting, Transcripts, Staff Reports and Commission Affairs**

1. Minutes of 11/9/16 Regular Meeting
2. Other Commission Affairs
  - a. River-Cog Report
3. ZEO Report

#### **11. Adjournment**

Rec'd for Record \_\_\_\_\_ at H m M

Recorded by *Lyla Bostrom*  
Town Clerk

Alternates: C. Dorsey, Emery, T. Pattavina