



Chm.  
Vice-Chm.  
Sec'y  
MEMBERS

Stephen Devoto (21)  
Nicholas Fazzino (21)  
Joyce Rossitter (19)  
Richard Pelletier (19)  
Molly Salafia (19)  
Tyrell Brown (21)  
Elizabeth Emery (19)

ALTERNATES

Thom Pattavina (19)  
Steven Kovach (19)  
Chris Sugar

Ex-Officio

Mayor Daniel T. Drew

Staff

Joseph Samolis, Director

## AGENDA

WEDNESDAY, FEBRUARY 14, 2018  
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)
    1. Proposed Special Exception to Section 60.02.24 under the Americans with Disabilities Act to operate a recovery home (sober house) at 5 Maple Place. Applicant/agent George Berka SE2017-7 *(Date received 10/11/17; Public hearing tabled to 1/10/18; Tabled to the 2/14/18 meeting per applicant)*
    2. Proposed three (3) lot subdivision of the property of William Dougherty at 342 Higby Road located between Sisk Street and Country Club Road. Applicant/agent William Dougherty S2017-6 *(Date received 12/13/17; Public hearing postponed until 2/14/18 per applicant)*
    3. Proposed Zoning Code Text Amendment with regard to Sections 16.01”A” and 44.08.43 for Active Adult Housing. Proponent Summit Middletown/Jim Pendry Z2018-1 ***A COPY OF THE PROPOSED TEXT IS ON FILE WITH THE OFFICE OF THE TOWN CLERK***
    4. Proposed Zoning Code Text Amendment with regard to Sections 61.01.02 to add IRA Zone. Proponent Summit Middletown/Annallie Reed Z2018-2 ***A COPY OF THE PROPOSED TEXT IS ON FILE WITH THE OFFICE OF THE TOWN CLERK***
  7. Old Business
    1. Request for reduction of a cash bond for the Ridgeview Subdivision at Higby Road. Applicant/agent Sunwood Development S2008-7
    2. Request for Final Approval of the six lot resubdivision of the Spring Meadow Estates at Training Hill Road. Applicant/agent The Nevar Company/Frank Magnotta P.E. S2017-4
  8. New Business
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1. Proposed Zoning Code Text Amendment with regard to Sections 61.01.58 to allow stand-alone dispensaries for marijuana sales. Applicant/agent Praveen Dhulipalla Z2018-3 **TO BE SCHEDULED FOR A PUBLIC HEARING**  
***A COPY OF THE EXISTING AND PROPOSED TEXT IS ON FILE WITH THE OFFICE OF THE TOWN CLERK***
2. Request for a G.S 8-24 Review for a lease assignment for the Wadsworth Mansion at Long Hill Estate, 421 Wadsworth Street. City of Middletown, PCD Dept. G.S. 8-24 2018-1  
*(Date Received 2/14/18)*

**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 the January 10 and January 24, 2018 Regular Meetings
2. Other Commission Affairs
  - a. River-Cog Report

**11. Adjournment**

**Alternates: 1) Thom Pattavina; 2) Steven Kovach; 3) Christopher Sugar**