



Chm.	Stephen Devoto (21) Nicholas Fazzino (21)
MEMBERS	Richard Pelletier Molly Salafia Tyrell Brown (21) Thom Pattavina Catherine Johnson
ALTERNATES	Christopher Sugar (21) Kellin Atherton Shanay Fulton
Ex-Officio	Mayor Daniel T. Drew
Staff	Marek Kozikowski, AICP, City Planner Joseph Samolis – Director of PCD

## AGENDA

WEDNESDAY, NOVEMBER 13, 2019  
COUNCIL CHAMBERS  
MUNICIPAL BUILDING  
7:00 P.M.

### 1. Pledge of Allegiance

#### 1a. ANNUAL ORGANIZATIONAL MEETING – Election of Officers:

Chair

Vice-Chair

Secretary

Citizens' Advisory Committee Member

RiverCOG Regional Planning Commission - Regular

RiverCOG Regional Planning Commission - Alternate

### 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. Continued: Zoning Text Amendment to add Sections 61.01.62 & 61.01.63, Breweries, Distilleries and Alcoholic Beverage Manufacturers. Applicant/agent City of Middletown PCD Dept. Z2019-8 (*A copy of the proposed text is on file with the Office of the Town Clerk*)

2. Proposed two (2) lot resubdivision of the property of Anthony Knapp located at 90 Sand Hill Road in the RPZ Zone. Applicant/agent Anthony Knapp S2019-4 (Date of Receipt 10/23/19)

3. Continuation of proposed Draft Chapters "Middletown is Thriving [formally Growing]" and "Middletown is Healthy" for the 2020 Plan of Conservation and Development to be reviewed and approved by the Planning and Zoning Commission. Applicant/agent CME Engineering/John Guskowski (*To be tabled to the next meeting on December 11, 2019*)

4. Proposed Draft Chapters "Middletown is Connected" and "Middletown is Vibrant" for the 2020 Plan of Conservation and Development to be reviewed and approved by the Planning and Zoning Commission. Applicant/agent CME Engineering/John Guskowski (*To be tabled to the next meeting on December 11, 2019*)

### 7. Old Business

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**8. New Business**

1. Proposed two lot subdivision at 584 Atkins Street (Atkins Ridge) between Brechlin Road and Timber Ridge Road in the R-60 Residential Zone. Applicant/agent Coccomo II, LLC S2019-3 *(To be scheduled for public hearing on December 11, 2019)*
2. Request for a favorable G.S. 8-24 Review for the lease of 220 Main Street for a Seafood Restaurant. Applicant/agent City of Middletown G.S. 8-24 2019-9
3. Request for a reduction of the Public Works bond from \$108,000 to \$90,000 for the Guiheen Estates subdivision on Mile Lane (Talia's Trail). Applicant/agent Coccomo Brothers, LLC S2013-4

**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**

- 10.1 Minutes of October 23, 2019 Meeting
- 10.2 Other Commission Affairs
  - a. River-Cog Report
- 10.3 POCD Discussion
- 10.4 Zoning Regulations / Text Changes
- 10.5 Discussion on remote participation

**11. Adjournment**

**Alternates: 1) Kellin Atherton; 2) Shanay Fulton; 3) Christopher Sugar**

If you require special accommodations for any meeting, please call the ADA Coordinator at (860) 638-4540, (voice) or (860) 638-4812 (TDD/TTY), or the Town Clerk's Office at (860) 638-4910 at least ten (10) days prior to the scheduled meeting.