

Middletown Planning and Zoning Commission



Chair	Thom Pattavina ('23)	
Vice-Chair	Marcus Fazzino ('23)	
Secretary	Shanay Fulton ('25)	
Members	Richard Pelletier ('23)	Sebastian Giuliano ('25)
	Catherine Johnson ('23)	Vacant
Alternates	Kellin Atherton ('23)	Kelly Sweeney ('23)
	Tyler Eckstrom ('25)	
Ex- Officio	Mayor Ben Florsheim	
	Christopher Holden, Director of Public Works	
Staff	Marek Kozikowski, AICP, Director of Land Use	

REGULAR MEETING AGENDA

WEDNESDAY, January 11, 2023
Council Chambers, City Hall & Virtual on WebEx
7:00 P.M.

Members of the public may view/listen to the meeting as follows:

1. Going to <https://webex.com> and joining the meeting using the meeting number and password located below.
2. Launching the WebEx application and joining the meeting using the meeting number and password located below.
3. Via telephone at 1-408-418-9388 and the appropriate access code.

Meeting Number/Access Code: 2349 254 8412

Event Password: Middletown

Alternatively, members of the public can attend the meeting at the following link:

<https://middletownct.webex.com/middletownct/j.php?MTID=m973b4ae7a7f72df7e5010345ff9e09b5>

Written comments should be delivered to the Land Use office or emailed to the Director of Land Use at marek.kozikowski@middletownct.gov at least 24 hours in advance of the public hearing.

- 1. Pledge of Allegiance**
- 2. Roll Call**
- 3. Items removed from the Agenda**
- 4. Public comment on items on the agenda which are not currently scheduled for a public hearing**
- 5. Confirmation that all hearing signs have been properly posted**
- 6. Public Hearings**
 - 6.1. Request for a special exception to convert a 2-family into a commercial use at 133 South Main Street (Map-Lot: 26-0384) and 19 Loveland Street (Map-Lot: 26-0383) in the MXC zone. Applicant/Agent: Thomas Hutton/MWH Associates, LLC. [SE2022-14](#)
 - 6.2. Request for a special exception to construct a 2-family home on Woodward Avenue Map-Lot: 22-0356 in the RPZ. Applicant/Agent: Matthew Pegolo/PegArch Architecture. [SE2022-15](#) (Postponed by applicant to February 8, 2023)
- 7. Old Business**
 - 7.1. Discussion on [Design Guidelines](#) for the Return to the Riverbend- Riverfront Master Plan.

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.

8. New Business

- 8.1. Request for a site plan modification for an approved multi-family housing development under Special Exception SE2016-13 to allow for modifications to the layout of buildings, driveways and parking at 534 Newfield Street in the M zone. Applicant/Agent: Bob Dale/Newfield Residential, LLC. [SPR2022-264](#)
- 8.2. Request for a subdivision creating three lots from a 4.73 ac property located at 295 Country Club Road in the R-15 zone. Applicant/Agent: Michael Aronne Jr., Aronne Building and Remodeling. [S2023-1](#)

9. Public comment on topics which are not or have not been subject of a public hearing

10. Minutes, Staff Reports, and Commission Affairs

- 10.1. Minutes of the [December 14, 2022](#) regular meeting
- 10.2. RiverCOG Report
- 10.3. Staff Report
- 10.4. Commission Affairs

11. Adjournment

Alternates: 1) Kelly Sweeney; 2) Tyler Eckstrom 3) Kellin Atherton