

# Middletown Planning and Zoning Commission



Chair	Thom Pattavina ('23)	
Vice-Chair	Nicholas Fazzino ('25)	
Secretary	Shanay Fulton ('25)	
Members	Richard Pelletier ('23)	Marcus Fazzino ('23)
	Catherine Johnson ('23)	Sebastian Giuliano ('25)
Alternates	Kellin Atherton ('23)	
	Hillary Thompkins ('25)	Vacant ('23)
Ex- Officio	Mayor Ben Florsheim	
	William Russo, Director of Public Works	
Staff	Marek Kozikowski, AICP, Director of Land Use	

## REGULAR MEETING AGENDA

**WEDNESDAY, JANUARY 12, 2022**  
**Council Chambers & 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:** 2345 824 3702  
**Event Password:** Planning

Alternatively, members of the public can attend the meeting at the following link:  
<https://middletownct.webex.com/middletownct/onstage/g.php?MTID=e0e6a1407c51ecfe4b9c8e4fb9ccdf253>

Written comments should be delivered to the Land Use office or emailed to the Director of Land Use at [marek.kozikowski@middletownct.gov](mailto: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. Special exception for a new farm winery located at 519 Miner Street in the R-30 Zone/  
Applicant Agent, Joseph Defrancesco, Fallsbrook Farm, LLC [SE2021-12](#)
  - 6.2. Subdivision to create 18 lots, open space, and a road currently known as Military Road.  
Applicant/agent The Middletown Housing Partnership Trust, Inc./David E. Rosenberg,  
Esq. [S2021-4](#)
  - 6.3. Re-subdivision to create 3 lots from a 1.26 ac property located at 1408 Randolph Road.  
Applicant/agent Cocomo II, LLC. [S2021-5](#)
- 7. Old Business**

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 an affirmative GS 8-24 report for the acquisition of property on Atkins Street for open space and passive recreation. Applicant/agent City of Middletown/Land Use Dept. [GS 8-24 2022-1](#)

**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 8, 2021](#) regular meeting
- 10.2. RiverCOG Report
- 10.3. Staff Reports
- 10.4. Commission Affairs

**11. Adjournment**

**Alternates: 1) Kelly Sweeney; 2) Hillary Thompkins; 3) Kellin Atherton**