

Middletown Planning and Zoning Commission



Chair	Thom Pattavina ('23)	
Vice-Chair	Vacant ('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)	Kelly Sweeney ('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 26, 2022
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: 2341 698 0404
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=e0983aa918deafd20db574363cf7b1bce>

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. Continuation: 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](#)
(Postponed and extended to March 23, 2022)
- 7. Old Business**
- 8. New Business**
 - 8.1. Request for an affirmative GS 8-24 report for a lease of 1,000 SF to Peter Oberc Photography and Film at 180 Johnson Street. Applicant/agent City of Middletown/Land Use Dept. [GS 8-24 2022-2](#)

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.

8.2. Request for an affirmative GS 8-24 report for a lease of 1,200 SF to Edriveus, LLC at 180 Johnson Street. Applicant/agent City of Middletown/Land Use Dept. [GS 8-24 2022-3](#)

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 [January 12, 2022](#) regular meeting

10.2. RiverCOG Report

10.3. Staff Reports

10.4. Commission Affairs

11. Adjournment

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