

Middletown Planning and Zoning Commission



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

REGULAR MEETING AGENDA

WEDNESDAY, MARCH 9, 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: 2346 460 6575

Event Password: Middletown

Alternatively, members of the public can attend the meeting at the following link:
<https://middletownct.webex.com/middletownct/j.php?MTID=mad2a61baa54fb851fe829ded3b76122f>

1. Pledge of Allegiance

2. Roll Call

- 2.1. Election of Officer- Vice Chair

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 special exception approval for a proposed office use to occupy space on the first floor for an office use in an existing building located at 10A Main Street in the B-1 zone. Applicant/agent Foster Charles, Charles IT. [SE2022-1](#)

7. Old Business

- 7.1. Continued: Request for site plan approval for the rehabilitation of the 46,000 SF building with commercial space and 48 residential apartments located at 339 Main Street in the B-1 zone. Applicant/ agent David Marasow, 339 Main, LLC. [SPR2022-9](#)
- 7.2. Request for an affirmative GS 8-24 report for the conveyance of two parcels located at 395 Country Club Road and map-lot 07-0498 Country Club Road from the City of Middletown to Middletown Youth Soccer. Applicant/agent City of Middletown/Land Use Dept. [GS 8-24 2022-6](#)
- 7.3. Request for an affirmative GS 8-24 report for the acquisition of property located at 31 Rapallo Avenue for the purpose of creating additional parking in the North End. Applicant/agent City of Middletown/ECD Dept. [GS 8-24 2022-7](#)

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.

- 7.4. Request for an affirmative GS 8-24 report to extend a lease from Congregation Adath Isreal for parking on property located at map-lot 24-0264 William Street.
Applicant/agent City of Middletown/ECD Dept. [GS 8-24 2022-8](#)
- 7.5. Approving that an Executive Session of the Planning and Zoning Commission be held pursuant to the Freedom of Information Act, Section 1-200(6)(B), for the purpose of discussing attorney-client communications involving strategy and negotiations regarding the pending litigation known as *The Hartford Dispensary d/b/a Root Center for Advanced Recovery v. City of Middletown Planning and Zoning Commission*, Docket No.: AC 45292, MMX-CV20-6029705-S, and that the following individuals are invited to attend: (1) the members and alternate members of the Planning and Zoning Commission; (2) Marek Kozikowski, Director of Land Use; and (3) Christopher Forte, Assistant General Counsel.
- 7.6. Motion to authorize Assistant General Counsel Christopher Forte to convey the Planning and Zoning Commission's response to The Hartford Dispensary d/b/a Root Center for Advanced Recovery's settlement offer.
- 7.7. Discussion on the Middletown Section of the [Regional Housing Plan](#).

8. New Business

- 8.1. Request for site plan approval for the conversion of a former community/events building into a residential building with 17 units at 54 Washington Street in the B-1 zone.
Applicant/Agent Jed Sosnowitz [SPR2022-22](#)

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 February 23, 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) Vacant