

Middletown Planning and Zoning Commission



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

REGULAR MEETING AGENDA

WEDNESDAY, APRIL 13, 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: 2332 557 0283

Event Password: Middletown

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

<https://middletownct.webex.com/middletownct/j.php?MTID=mefbb1c76521490a01969249a6b893073>

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 special exception approval for a proposed office use to occupy space on the first floor in an existing building located at 10A Main Street in the B-1 zone. Applicant/agent Foster Charles, Charles IT. [SE2022-1](#)
 - 6.2 Special exception for 15 Walnut St. for the sale of used cars. Applicant/Agent Timothy Potvin Lincoln Auto World [SE2022-2](#)
 - 6.3 Special exception to convert area above the garage at Grace Covenant Church to a small apartment for caretaker of property for 999 Randolph Rd. Applicant/Agent Wm. Benjamin Shaw/Shaw's & Associates, LLC [SE2022-3](#)

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. Old Business

- 7.1. 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; (3) Tom Hazel, Zoning Enforcement Officer; (4) Christopher Forte, Assistant General Counsel; and (5) Attorney Tom Gerarde, Howd & Ludorf, LLC.
- 7.2. 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](#)

8. New Business

- 8.1. 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](#)

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 [March 23, 2022](#) regular meeting
- 10.2. RiverCOG Report
- 10.3. Staff Reports
- 10.4. Commission Affairs

11. Adjournment

Alternates: 1) Kelly Sweeney; 2) Joan Liska; 3) Kellin Atherton