REGULAR MEETING
AGENDA

WEDNESDAY, June 22, 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: 2345 347 4785
    Event Password: Middletown

Alternatively, members of the public can attend the meeting at the following link:
https://middletownct.webex.com/middletownct/j.php?MTID=m1b17e8bc2528443f3b2471db4746d705

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: Petition to update and amend the Middletown Zoning Code by deleting Sections 23A, 33A, 39, 39A, 44.08.45, and 62, modifying Sections 11.01, 16, 26, 30, 40.03.09, 44.08.21, 48.03.06, 60, and 61 and create new Sections 23A, 23B, 23C, and 62, and amend the Middletown Zoning Map by rezoning several properties located in the MX, TD, B-3, IM, M, R-15, or R-30 zones to a proposed new MXR, MXC or MXI zone to preserve and promote traditional neighborhood development. Applicant/ Agent: City of Middletown Land Use Department. Z2022-2

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) 638-6910 at least ten (10) days prior to the scheduled meeting.
7.1. Approving 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) Christopher Forte, Assistant General Counsel; and (4) Attorney Tom Gerarde, Howd & Ludorf, LLC.

7.2. 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.

8. New Business

8.1. Request for a site plan approval for a change of nonconforming uses from an alcoholic liquor establishment to a service establishment for a new beauty salon/spa located at 82 North Main Street in the IRA zone. Applicant/Agent: John DeSena. **SPR2022-118**

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 [June 8, 2022](#) regular meeting

10.2. RiverCOG Report

10.3. Staff Report

10.4. Commission Affairs

11. Adjournment

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