

Middletown Planning and Zoning Commission



Chair	Stephen Devoto ('21)	
Vice-Chair	Nicholas Fazzino ('21)	
Secretary	Thom Pattavina ('23)	
Members	Richard Pelletier ('23)	Vacancy ('21)
	Catherine Johnson ('23)	Marcus Fazzino ('21)
Alternates	Kellin Atherton ('23)	James O'Connell ('21)
	Shanay Fulton ('23)	
Ex- Officio	Mayor Ben Florsheim	
	William Russo, Director of Public Works	
Staff	Marek Kozikowski, AICP, City Planner	

REGULAR MEETING AGENDA

**WEDNESDAY, SEPTEMBER 9, 2020
7:00 P.M.**

Meeting to be held online. Members of the public may view/listen to the meeting as follows:

1. Going to <https://webex.com> and joining the meeting using the appropriate meeting number and password
2. Launching the WebEx application and joining the meeting using the appropriate meeting number and password
3. Via telephone at 1-408-418-9388 and the appropriate access code
Meeting Number/Access Code: 1738677095
Event Password: Middletown

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

<https://middletownct.webex.com/middletownct/onstage/g.php?MTID=eaf3fa533346aa4a9fa5e3fabbc9c3d72>

- 1. Roll Taking**
- 2. Items removed from the agenda and why**
- 3. Public comment on items on agenda which are not currently scheduled for a public hearing**
- 4. ZEO Certification that all public hearing signs have been properly noticed (when scheduled)**
- 5. Public Hearings (when scheduled)**
 1. Request for final approval for lots 1-3 of the Cedar Ridge Subdivision on Coleman Road which received preliminary approval in May of 2011. Applicant/agent Philip Reynolds S2011-2
 2. Proposed zoning map amendment from MX (Mixed Use) to SMH (Substance Abuse/ Mental Health) Floating zone for property located at 392 Washington Street. Applicant/agent Hartford Dispensary dba Root Center for Advanced Recovery/ Timothy S. Hollister, Esq., Shipman & Goodwin LLP Z2020-7.
 3. Proposed special exception for a change of use from automobile repair garage and site plan review of a new clinic for mental health and/or substance abuse counseling, Diagnosis and Treatment (methadone treatment services) at 392 Washington Street in the proposed SMH zone. Applicant/agent Hartford Dispensary dba Root Center for Advanced Recovery/ Timothy S. Hollister, Esq., Shipman & Goodwin LLP SE2020-5.

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.

6. Old Business

7. New Business

1. Proposed special exception for construction of a two-family dwelling in the TD Zone at 243 Saybrook Road. Applicant/agent Christopher Bull SE2020-6
(Schedule public hearing. Suggested date: October 14, 2020.)
2. Proposed two lot resubdivision of the property of Roger & Marylou Spurr at 88 Preston Street. Applicant/agent Roger & Marylou Spurr/Pat Benjamin, P.E. S2020-3
(Schedule public hearing. Suggested date: September 23, 2020.)
3. Request for a favorable G.S. 8-24 for a 14' x 18' paved access way that serves as the sole entrance to Mortimer Cemetery. Applicant/agent City of Middletown G.S. 8-24 2020-10

8. Public comment on topics which are not or have not been the subject of a public hearing

9. Minutes of the Regular Meeting, Transcripts, Staff Reports and Commission Affairs

1. Minutes of the July 22, 2020 meeting
2. River-Cog Report
3. Staff Reports
4. Commission Affairs

10. Adjournment

Alternates: 1) Kellin Atherton; 2) Shanay Fulton; 3) James O'Connell