

# Middletown Planning and Zoning Commission



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

## REGULAR MEETING AGENDA

**WEDNESDAY, SEPTEMBER 23, 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 or via the following link:

<https://middletownct.webex.com/middletownct/onstage/g.php?MTID=e9bf6cdd5f010c008fbae753291a7fee5>

3. Via telephone at 1-408-418-9388 and the appropriate access code

**Meeting Number/Access Code:** 1733491010

**Event Password:** Planning

For members of the public to participate in during items 3, 8 or during the public hearings please utilize the “raise hand” icon on the meeting platform or call in users may press \*3. The Chair will announce when you have the opportunity to speak.

Any written comments should be delivered to the PCD office or emailed to the City Planner at [marek.kozikowski@middletownct.gov](mailto:marek.kozikowski@middletownct.gov) at least 24 hours before the public hearing.

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. 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
  2. Continued: 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.

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.

3. Continued: 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.

*The public hearings for items 5.2 and 5.3 were combined on September 9, 2020  
Seated Commissioners: Devoto, N. Fazzino, Pattavina, Pelletier, Johnson,  
O'Connell, Atherton (for M. Fazzino)*

**6. Old Business**

**7. New Business**

**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 September 9, 2020 meeting
2. River-Cog Report
3. Staff Reports
4. Commission Affairs

**10. Adjournment**

**Alternates: 1) Shanay Fulton; 2) Quatina Frazer; 3) Kellin Atherton**