

Middletown Planning and Zoning Commission



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

REGULAR MEETING REVISED MINUTES

WEDNESDAY, JANUARY 26, 2022
Council Chambers, City Hall & Virtual on WebEx
7:00 P.M.

The meeting was held both virtually and in-person. Members of the public had access via <https://webex.com>, the WebEx application, and via telephone.

Start: 7:03 PM
End: 7:24 PM

1. Pledge of Allegiance

The Pledge of Allegiance was made.

2. Roll Call

Present: Commissioner Thom Pattavina
Commissioner Shanay Fulton
Commissioner Catherine Johnson
Commissioner Richard Pelletier
Commissioner Sebastian Giuliano
Commissioner Kellin Atherton (Alternate) (Seated for M. Fazzino)
Commissioner Kelly Sweeney (Alternate) (Seated for the vacancy)
Commissioner Hillary Thompkins (Alternate)

Absent: Commissioner Marcus Fazzino

Staff: Marek Kozikowski, Director of Land Use

Public: No members of the public attended into the meeting.

3. Items removed from the Agenda

Director Kozikowski reported that item 6.1 was postponed and extended to March 23, 2022. He further noted that the abutters will be notified and hearing sign modified to reflect that date.

4. Public comment on items on the agenda which are not currently scheduled for a public hearing

None.

5. Confirmation that all hearing signs have been properly posted

Director Kozikowski reported that no hearing signs were required for the items remaining on the agenda.

6. Public Hearings

6.1. Continuation: Special exception for a new farm winery located at 519 Miner Street in the R-30 Zone/ Applicant Agent, Joseph Defrancesco, Fallsbrook Farm, LLC SE2021-12

(Postponed and extended to March 23, 2022)

No discussion.

7. Old Business

None.

8. New Business

8.1. Request for an affirmative GS 8-24 report for a lease of 1,000 SF to Peter Oberc Photography and Film at 180 Johnson Street. Applicant/agent City of Middletown/Land Use Dept. GS 8-24 2022-2

Director Kozikowski presented the application consisting of a new tenant, Peter Oberc Photography and Film, occupying 1,000 SF in the building. The use is consistent with adoptive reuse efforts for this building. He further noted that he received an email from Joseph Samolis, Director of Economic and Community Development indicating that there is still sufficient amount of parking on site for the new tenant of the building.

Commissioner Fulton inquired about the parking for the tenant and Director Kozikowski noted that there is ample parking on site for the tenant.

Motion to grant an affirmative GS 8-24 report

Moved by Pelletier, seconded by Giuliano

Voting in favor: Pattavina, Fulton, Pelletier, Johnson, Giuliano, Atherton, Sweeney

Passed 7-0

8.2. Request for an affirmative GS 8-24 report for a lease of 1,200 SF to Edriveus, LLC at 180 Johnson Street. Applicant/agent City of Middletown/Land Use Dept. GS 8-24 2022-3

Director Kozikowski presented the application consisting of a new tenant Edriveus, LLC, occupying 1,200 SF in the building for the purpose of an office and sales of electric vehicle charging stations and a food preparation area for South American food.

Commissioners Fulton and Thompkins inquired about the food cooking portion of the use. Director Kozikowski noted that it is secondary to the main use of the space as an office and food preparation is consistent with other tenants in the building.

Motion to grant an affirmative GS 8-24 report

Moved by Pelletier, seconded by Giuliano

Voting in favor: Pattavina, Fulton, Pelletier, Johnson, Giuliano, Atherton, Sweeney

Passed 7-0

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

None.

10. Minutes, Staff Reports, and Commission Affairs

10.1. Minutes of the January 12, 2022 regular meeting

Motion to approve the minutes

Moved by Giuliano, seconded by Fulton

Voting in favor: Pattavina, Fulton, Pelletier, Johnson, Giuliano, Atherton, Sweeney

Passed 7-0

10.2. RiverCOG Report

Commissioner Johnson reported that RiverCog is working on the regional housing plan, which will include sections for each 12 participating municipalities. A meeting has been scheduled in Middletown for March 16th to discuss affordable housing in Middletown. She noted that Middletown has twice the amount of affordable housing required by the state and that maybe the city should be looking at other types of housing options as we look at affordable housing. Furthermore that a meeting is scheduled for February 1st to discuss the regional bicycle plan.

10.3. Staff Reports

Director Kozikowski reported on administration, staffing, development, riverfront master planning, regional housing planning, and updates on activity of the Zoning Board of Appeals, Commission on Conservation and Agriculture, the Inland Wetlands and Watercourses Agency, and the Urban Forestry Commission.

10.4. Commission Affairs

None.

11. Adjournment

Motion to adjourn

Moved by Johnson, seconded by Giuliano

Voting in favor: Pattavina, Fulton, Pelletier, Johnson, Giuliano, Atherton, Sweeney

Passed 7-0

Submitted,

Marek Kozikowski, AICP
Department of Land Use