



**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
MIDDLETOWN CONNECTICUT  
JANUARY 27, 2021**

**The Regular Meeting of the Planning and Zoning Commission of the City of Middletown was held remotely via WebEx.**

**1. Roll Taking**

The Chairman called the meeting to order at 7:08 PM

Present: Commissioner Stephen Devoto  
Commissioner Nicholas Fazzino  
Commissioner Thom Pattavina  
Commissioner Richard Pelletier  
Commissioner Catherine Johnson  
Commissioner James O'Connell  
Commissioner Marcus Fazzino  
Commissioner Kellin Atherton  
Commissioner Shanay Fulton

Absent: Commissioner Quatina Frazer

Staff: Marek Kozikowski, AICP, City Planner

**2. Items removed from the agenda and why**

None

**3. Public comment on items on agenda which are not currently scheduled for a public hearing**

None

**4. ZEO Certification that all public hearing signs have been properly noticed (when scheduled)**

Marek stated that all public hearing signs were properly displayed as required.

**5. Public Hearings (when scheduled)**

**1. Request for a Special Exception for Change of Use from Mixed Use to an Office Building at 330 South Main Street. Applicant/agent Joan Reed Wilson SE2021-1**

Joan Wilson, applicant and attorney explained the need for a Special Exception as they have moved their offices to 330 South Main Street. It was previously a hair salon on the first floor and

offices on the second floor. They would like to make it all office space which will need a Special Exception approval for change of use in an MX Zone.

Commissioner O'Connell moves to close the public hearing. Commissioner Pattavina seconds the motion. The chair calls for the vote. It is unanimous to close public hearing with 7 aye votes. The chair states the matter passes unanimously with 7 affirmative votes.

Commissioner Thom Pattavina moves for approval for a Special Exception for Change of Use from Mixed Use to an Office Building at 330 South Main Street with a stipulation that a landscaping plan be submitted to staff. Commissioner Pelletier seconds the motion. The chair calls for the vote. It is unanimous to approve with 7 aye votes. The chair states the matter passes unanimously with 7 affirmative votes.

## **6. Old Business**

### **1. Election of RiverCog Representative**

Commissioner Pelletier nominates Beth Emery. Commissioner Devoto seconds the nomination. Seeing there are no other nominations, the Chair calls for the vote. Commissioner Fazzino stated that since there are no other nominations, a vote does not have to be taken. Commissioner Devoto names Beth Emery as the RiverCog representative for the next year.

## **7. New Business**

### **1. Discussion on RiverCog Regional Plan of Conservation and Development Land Use Map.**

Marek reported that the RiverCog is offering an interactive mapping opportunity for the public to provide input on the Regional Land Use Map. He asked the Commission if they had any input. A Commission discussion ensued.

## **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 January 13, 2021 Regular Meeting**

Commissioner O'Connell moves to approve the minutes of 1/13/21. Commissioner Pelletier seconds the motion. The Chair calls for the vote. The chair states the matter passes with 5 affirmative votes and 2 abstentions.

### **2. River-Cog Report**

Commissioner Atherton stated that the recent meeting was mostly a recap of the 4 forums that were recently held.

### **3. Staff Reports**

No new information to report at this time.

#### **4. Commission Affairs**

Commissioner Devoto reminded the Commission that they received an invitation to the Land Use Lawyers Conference in March.

#### **10. Adjournment**

Commissioner O'Connell moves to adjourn. Commission Johnson seconds the motion. The Chair calls for the vote. The chair states the matter passes with 7 affirmative votes.

Respectfully submitted,

Marek Kozikowski, AICP  
City Planner

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