

Middletown Planning and Zoning Commission



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

REGULAR MEETING MINUTES

WEDNESDAY, FEBRUARY 23, 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: 7:01 PM
End: 8:19 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 Marcus Fazzino (Arrived 7:03 PM)
Commissioner Hillary Thompkins
Commissioner Kellin Atherton (Alternate)
Commissioner Kelly Sweeney (Alternate)

Absent: None

Staff: Marek Kozikowski, Director of Land Use

Public: Two members of the public attended into the meeting.

Motion to move item 7.1 to after new business.
Moved by Giuliano, seconded by Fazzino
Passed unanimously, 7-0

3. Items removed from the Agenda

Director Kozikowski noted that item 8.2 is postponed at the request of the general counsel's office.

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 on the agenda.

6. Public Hearings

None.

7. Old Business

7.1. Discussion on the Middletown Section of the Regional Housing Plan.

Director Kozikowski presented and discussed some data regarding what units count as affordable units according to the State of Connecticut. Furthermore, he presented some information on a housing gap analysis with respect to various levels of low income residents. A discussion with the Commission ensued.

8. New Business

8.1. Request for site plan approval for the rehabilitation of the 46,000 SF building with commercial space and 48 residential apartments located at 339 Main Street in the B-1 zone. Applicant/ agent David Marasow, 339 Main, LLC. SPR2022-9

David Marasow and Fernando Pastor presented the application. The project includes a rehabilitation of the building within its existing footprint and structure. The plan includes retaining the existing restaurant, creating a new retail tenant space and constructing 48 residential apartments spanning the first, second, and third floors. Many apartments will have lofted spaces. The units on the first floor will be either ADA accessible or designed to be converted to an accessible unit. Public amenities for the residents will be located on the first floor and basement of the building. There are three means of egress for the residents. A chair lift will be installed to make the basement space fully accessible.

The applicant also briefly described other similar rehabilitation and adaptive reuse of buildings throughout Connecticut.

The project includes no onsite parking. The applicant is seeking an approval for requiring only 25 parking spaces when 50 spaces would be required according to code. The applicant will obtain 25 parking spaces.

The Commission expressed concerns about ADA accessibility to the basement, lack of an elevator, egress from the building in case of an emergency, and availability of parking spaces in the area for residents.

The Commission seeks more information on the availability and location of parking for the tenants and comments from the Chamber of Commerce and the Downtown Business District. Furthermore, outstanding staff comments should be addressed.

Motion to continue the application
Moved by Johnson, seconded by Thompkins
Passed unanimously, 7-0

8.2. Request for an affirmative GS 8-24 report for the conveyance of two parcels located at 395 Country Club Road and map-lot 07-0498 Country Club Road from the City of Middletown to Middletown Youth Soccer. Applicant/agent City of Middletown/Land Use Dept. GS 8-24 2022-6

No discussion.

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 February 9, 2022 regular meeting

Motion to approve the minutes

Moved by Giuliano, seconded by Fazzino.

Passed unanimously with one abstention, 6-0 (Pattavina abstained)

10.2. RiverCOG Report

No report.

10.3. Staff Reports

Director Kozikowski had nothing new to report.

10.4. Commission Affairs

None.

11. Adjournment

Motion to adjourn

Moved by Johnson, seconded by Giuliano.

Passed unanimously, 7-0

Submitted,

Marek Kozikowski, AICP
Director of Land Use