

Middletown Planning and Zoning Commission



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

REGULAR MEETING MINUTES

WEDNESDAY, MARCH 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: 7:02 PM

End: 8:05 PM

1. Pledge of Allegiance

The Pledge of Allegiance was made.

2. Roll Call

Present: Commissioner Thom Pattavina
Commissioner Shanay Fulton
Commissioner Richard Pelletier
Commissioner Sebastian Giuliano
Commissioner Marcus Fazzino
Commissioner Hillary Thompkins
Commissioner Kellin Atherton (Alternate) (Seated for Commissioner Johnson)
Commissioner Kelly Sweeney (Alternate)
Commissioner Joan Liska (Alternate)

Absent: Commissioner Catherine Johnson

Staff: Gary Middleton, Assistant City Planner

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

3. Items removed from the Agenda

None

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

No Hearing Signs were placed or needed.

6. Public Hearings

None

7. Old Business

- 7.1.** Approving that an Executive Session of the Planning and Zoning Commission be held pursuant to the Freedom of Information Act, Section 1-200(6)(B), for the purpose of discussing attorney-client communications involving strategy and negotiations regarding the pending litigation known as The Hartford Dispensary d/b/a Root Center for Advanced Recovery v. City of Middletown Planning and Zoning Commission, Docket No.: AC 45292, MMX-CV20-6029705-S, and that the following individuals are invited to attend: (1) the members and alternate members of the Planning and Zoning Commission; (2) Marek Kozikowski, Director of Land Use; (3) Gary Middleton, Assistant Planner; (4) Christopher Forte, Assistant General Counsel; and (5) Attorney Tom Gerarde, Howd & Ludorf, LLC.

Motion to move to executive session
Moved by Fulton, Seconded by Giuliano
Passed unanimously, 7-0

The Commission entered executive session at 7:02pm and exited at 8:00pm.

8. New Business

None

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 March 9, 2022 regular meeting

Motion to approve the minutes
Moved by Giuliano, seconded by Pelletier.
Passed unanimously, 7-0

10.2. RiverCOG Report

Commissioner Atherton delivered the report, specifically addressing presentation on affordable housing from March 16, 2022. Issue of note included Middletown's affordable housing percentage of 20% as compared to next highest, Cromwell, at around 11%. Senior population most likely to benefit from more and better affordable units. Revitalizing already existing buildings for affordable housing is promising solution. Secretary Fulton asked if the link to the meeting is available and it is available or will be provided.

10.3. Staff Reports

Nothing reported.

10.4. Commission Affairs

None

11. Adjournment

Motion to adjourn
Moved by Giuliano, seconded by Fazzino.
Passed unanimously, 7-0

Submitted,



Gary Middleton
Assistant City Planner