REGULAR MEETING MINUTES

WEDNESDAY, APRIL 27, 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: 9:00 PM

1. Pledge of Allegiance

The Pledge of Allegiance was made.

2. Roll Call

Commissioner Johnson was secretary for the meeting.

Present: Commissioner Thomas Pattavina
Commissioner Catherine Johnson
Commissioner Richard Pelletier
Commissioner Sebastian Giuliano
Commissioner Marcus Fazzino
Commissioner Hillary Thompkins
Commissioner Kellin Atherton (Alternate) (Seated for Fulton)
Commissioner Kelly Sweeney (Alternate)

Absent: Commissioner Shanay Fulton

Staff: Marek Kozikowski, Director of Land Use

Public: Six 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

Director Kozikowski noted that no public hearing signs were required.
6. Public Hearings
None.

7. Old Business
None.

8. New Business

8.1. Request for a GS 8-24 review for new leases for Get Fresh Barber Shop and Celtic Cavern at 180 Johnson Street. Applicant/Agent: City of Middletown/E&CD. GS 8-24 2022-9

Joseph Samolis, Director of Economic and Community Development presented the application. They are two new 5 year leases with a 5 year renewal. The entire first floor of the building will be occupied with these new tenants.

Motion to grant an affirmative GS 8-24 Report
Moved by Giuliano, seconded by Pelletier
Passed unanimously, 7-0

8.2. Request for a GS 8-24 to renew leases for 8 tenants: Brown & Wimler, Coughlin Services, David Lenz Landscaping, ID Mail, Joe LaBella, MD Lawncare, Stacy Stucco, and Whey Station. Applicant/Agent: City of Middletown/E&CD. GS 8-24 2022-10

Joseph Samolis, Director of Economic and Community Development presented the application. They are all 5 year lease renewals.

Motion to grant an affirmative GS 8-24 Report
Moved by Giuliano, seconded by Fazzino
Passed unanimously, 7-0

8.3. Presentation and Discussion on the progress and next steps on the Riverfront Master Plan by Cooper Robertson.

Joseph Samolis, Director of Economic and Community Development introduced the project. Mike Aziz, Cooper Robertson presented. He provided an overview of the riverfront master planning project, detailed the public engagement conducted in preparation of the plan, described design concepts, and outlined the future zoning.

A discussion with the Commission ensued.

8.4. Discussion on upcoming zoning code and zoning map amendments.

Director Kozikowski discussed upcoming zoning text amendments which includes the following sections: overall re-adoptation of the zoning code with standardization of formats and numbering schemes; mixed use zones MX, TD, B-3, IM; riverfront zone; park land zone; stormwater management regulations; planned residential development zone; interstate office park zone; accessory apartments; accessory structures; site plan review; special exception findings; outdoor dining; use schedules; and residential business pursuits.

A discussion with the Commission ensued.

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 April 13, 2022 regular meeting

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

10.2. RiverCOG Report

Commissioner Johnson reported on three topics discussed at the last RiverCOG meeting. 1) Legislation on cannabis cultivation and retail sales, 2) The creation of fair rent boards; and 3) Zoning codes protecting stone walls.

10.3. Staff Reports

Director Kozikowski reminded the Commission of the upcoming Arbor Day celebration to be held on April 29th. Furthermore, he provided a copy of the May 11th legal notice and a draft copy of the Middletown Affordable Housing Plan. He read a report from the Zoning Enforcement Officer. Lastly he thanked Joseph Samolis, Director of Economic and Community Development Director on his second to last day for his service to the City.

10.4. Commission Affairs

None.

11. Adjournment

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

Submitted,

Marek Kozikowski, AICP
Director of Land Use