REGULAR MEETING
MINUTES

WEDNESDAY, MAY 25, 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: 7:44 PM

1. Pledge of Allegiance

The Pledge of Allegiance was made.

2. Roll Call

Present: Commissioner Thomas Pattavina
Commissioner Marcus Fazzino (Arrived 7:03 PM)
Commissioner Catherine Johnson (Arrived 7:04 PM)
Commissioner Shanay Fulton
Commissioner Richard Pelletier
Commissioner Sebastian Giuliano
Commissioner Hillary Thompkins
Commissioner Kellin Atherton (Alternate) (Seated for Fazzino for portion of meeting)
Commissioner Kelly Sweeney (Alternate) (Seated for Johnson for portion of meeting)

Absent: None

Staff: Marek Kozikowski, Director of Land Use; Christopher Forte, Assistant General Counsel

Public: Two 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

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) Christopher Forte, Assistant General Counsel; and (4) Attorney Tom Gerarde, Howd & Ludorf, LLC.

Motion to go into executive session
Moved by Giuliano, seconded by Atherton
Passed unanimously, 7-0

Entered executive session at 7:03 PM. Exited executive session at 7:26 PM.

Motion to convey Attorney Forte’s proposal
Moved by Giuliano, seconded by Fazzino
Passed unanimously, 7-0

8. New Business

Motion to move item 8.2 up before 8.1
Moved by Johnson, seconded by Fazzino
Passed unanimously, 7-0

8.2 Request for site plan approval to construct addition to the existing building located at 750 Newfield Street in the NPC zone. Applicant/Agent: Gary Dayhersh/Érikelari, LLC. SPR2022-82

Gary Dayhersh presented the application. The addition is for MHQ who occupies the rear portion of the building and uses the space to retro-fit emergency vehicles. Drainage will tie into the existing catch basin, and the fencing will remain. They use the back of the parking lot for storage area for vehicles that are to be services or ready to be picked up. That area can be opened up for more parking if needed.

Motion to approve with conditions outlined by staff
Moved by Giuliano, seconded by Fazzino
Passed unanimously, 7-0

Conditions:
1. Public Works should review the drainage and grading plan.
2. Any outstanding department comments should be addressed.
3. Final construction plans should be submitted to the Land Use Department to verify compliance with the site plan approval and the Middletown Zoning Code.

8.1 Request for site plan approval to for a conversion of an unfinished attic space into two 1-bedroom units in an existing multi-family building located at 48 Liberty Street in the B-1 zone. Applicant/Agent: Braham Berg/ODADA Ventures. SPR2022-88

No applicant was present.
Motion to move application to June 8th
Moved by Johnson, seconded by Fazzino
Passed unanimously, 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 May 11, 2022 regular meeting

Motion to approve the minutes
Moved by Giuliano, seconded by Pelletier.
Passed 6-0-1 (Fazzino abstained)

10.2. RiverCOG Report

Commissioner Johnson reported that they had a brief meeting which was mostly a legislative update that didn’t precisely apply to this Commission. There is $15 million available for State Parks and noted that there is a bridge missing at Wadsworth State Park. RiverCog will forward information on how to apply for use of those funds. Finally, RiverCog is doing an economic development study and inquired how the Commission could be involved.

10.3. Staff Reports

Director Kozikowski provided copy of the June 8th legal notice along with proposed text and map amendment for the mixed use zone amendments. A rollout event is being planned for the Riverfront Master Plan for July 2nd. He read a report from the Zoning Enforcement Officer. The ZBA approved a variance of frontage to create a fifth lot on Ridgewood Road, which will be coming to the commission for a subdivision application soon.

10.4. Commission Affairs

None.

11. Adjournment

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

Submitted,

Marek Kozikowski, AICP
Director of Land Use