REGULAR MEETING MINUTES

WEDNESDAY, JUNE 8, 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: 8:41 PM

1. Pledge of Allegiance

The Pledge of Allegiance was made.

2. Roll Call

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

Absent: Commissioner Kelly Sweeney (Alternate)

Staff: Marek Kozikowski, Director of Land Use;

Public: Four 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 all public hearing signs were posted.

6. Public Hearings
6.1. Request for a re-subdivision of a 7.95 acre property located at 644 Country Club Road into two lots building lot in the R-30 zone. Applicant/Agent: Domenico Fragomeni & Jadwiga Trzaska. S2022-2

William Jackson, Jackson Environmental presented the application. The parcel is 7.95 acres and is proposed to be divided into a 1.39 acre parcel containing existing residence and a 6.56 acre parcel for a single-family residential use. The proposed house will be served by a new septic system that has been approved by the health department. The property contains wetlands and a watercourse and received a wetlands permit.

Motion to close the public hearing
Moved by Giuliano, seconded by Fulton
Passed unanimously, 7-0

Motion to approve with conditions
Moved by Giuliano, seconded by Pelletier
Passed unanimously, 7-0

Conditions:
Prior to the recording of the Mylar:
1. The Mylar map should be submitted for review and signature.

Prior to the issuance of any building permits on Lots 2:
1. Land Use Staff shall review the development plans for compliance with the subdivision approval and the Middletown Zoning Code.
2. Public Works comments dated 5/16/2022 should be addressed.

Prior to the start of construction or site disturbance and during onsite activity:
1. Sedimentation and Erosion controls shall be installed and inspected by City Staff. Controls shall remain intact and functional during the duration of the site work. An anti-tracking pad shall be installed at the construction entrance.

Motion to move item 7.1 as the next order of business
Moved by Giuliano, seconded by Johnson
Passed unanimously, 7-0

7.1. 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

Braham Berg, applicant presented the application. The proposal is to convert the attic into two apartments. There are two means of egress for the new units. There is no parking on the property. There is no opportunity to add parking spaces to the property. All current tenants in the building either park in the street or do not have cars.

Motion to approve the site plan application
Moved by Fazzino, seconded by Johnson
Passed, 6-1 (Voting in Favor: Pattavina, Fazzino, Fulton, Pelletier, Johnson, Giuliano; Voting Against: Thompkins)

6.2. Petition to update and amend the Middletown Zoning Code by deleting Sections 23A, 33A, 39, 39A, 44.08.45, and 62, modifying Sections 11.01, 16, 26, 30, 40.03.09, 44.08.21, 48.03.06, 60, and 61 and create new Sections 23A, 23B, 23C, and 62, and amend the Middletown Zoning Map by rezoning several properties located in the MX, TD, B-3, IM, M, R-15, or R-30 zones to a proposed new MXR, MXC or MXI zone to preserve and promote traditional neighborhood development. Applicant/Agent: City of Middletown Land Use Department. Z2022-2
Director Kozikowski presented the proposal. He outlined what the motivation behind the proposal including the background on the formation and success of the existing zones. He described the proposal which included eliminating the MX, TD, B-3 and IM zones and replacing those areas with new zoning districts being created: MXR, MXC, and XI. He described each zone noting its purpose, allowed uses, bulk and yard requirements, standards, and location of the zones. He outlined additional changes to the zoning code and zoning map, that are related to definitions, parking, signage, the PL zone, the ID zone, and special exception standards that are impacted by the overall proposal. Lastly he outlined the basis of decision for the commission to be considered as they evaluate the proposal.

Larry McHough, President of the Middlesex Chamber of Commerce spoke in support of the proposal noting that it is needed to promote well-reasoned business development in town. The changes will allow smart development and offered examples of locations that can be developed more orderly and more in line with the neighborhoods.

A discussion ensured with the Director and Commissioners. Commission Johnson offered notes and comments related to the location of the zones, bulk and yard requirements, consolidation of lots and standards for the zones.

Director Kozikowski suggested a continuance of the public hearing.

Motion to continue the public hearing
Moved by Fulton, seconded by Fazzino.
Passed unanimously, 7-0

7. Old Business

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 May 11, 2022 regular meeting

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

10.2. RiverCOG Report

No report.

10.3. Staff Reports

Director Kozikowski noted that there is no legal notice for June 22nd. He provided a flyer for the rollout event is being planned for the Riverfront Master Plan for July 2nd. He read a report from the Zoning Enforcement Officer.

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