



**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
MIDDLETOWN CONNECTICUT
JUNE 10, 2020**

THIS MEETING WAS HELD VIRTUALLY

1. Roll Taking

Vice-Chair Nicholas Fazzino called the meeting to order at 7:09 PM.

Present: Stephen Devoto (present by phone)
Nicholas Fazzino (seated as Chair)
Thom Pattavina
Richard Pelletier
Catherine Johnson
Kellin Atherton (seated for Marcus Fazzino)
James O'Connell (seated for Tyrell Brown)

Absent: Tyrell Brown
Marcus Fazzino
Shanay Fulton

Staff: Marek Kozikowski, City Planner

2. Items removed from the agenda and why

None

3. Public comment on items on agenda which are not currently scheduled for a public hearing

Lisa Loomis of 88 Crystal Lake Road, a BOE member spoke about Item 7.1 and stated concerns over relocating the Christopher Columbus Statue on site. She is against it because it is very important personally and for the Italian Americans living in Middletown.

4. ZEO Certification that all public hearing signs have been properly noticed (when scheduled)

There were no public hearing items.

5. Public Hearings (when scheduled)

None

6. Old Business

None

7. New Business

1. Proposed soil remediation and bank stabilization for the boathouse land restoration at Lots 3 and 4 on Harbor Drive. Applicant/agent City of Middletown. GS8-24-2020-2

Marek Kozikowski gave a detailed description of the proposal using the site plans. Stephen Devoto asked if there is a plan to move the Christopher Columbus statue to the west. He said he is reluctant to approve it as it may not be within the Plan of Conservation and Development. James O'Connell finds the comments from the Board of Education member out of line. We are here to discuss the proposed plan of the City of Middletown to stabilize the area. Her personal feelings along with members of the Commission are trying to inject whether or not to approve it. He would like to go online to say they should strike the comments from the record even though he knows they cannot do it.

Catherine Johnson asked why they would use impervious surfaces. Marek said that it requires impervious surfaces because of the cap for the contaminated soils. Stephen Devoto strongly supports it if it does not include remounting the statue. He feels that the Commission has to make a judgment call if the project is consistent with the POCD. His opinion is that it is not consistent with their values. Richard Pelletier feels the stabilization of the riverfront is far more important and does not feel anything political should affect that and the movement of the statue can be addressed at a more appropriate time. Kellin Atherton said agrees with Mr. Devoto and although this work is very important to the revitalization of the riverfront, he would like to add a friendly amendment to strike Christopher Columbus from the restoration of this project. Marek said under a G.S. 8-24 Municipal Improvement they cannot make an amendment or condition.

James O'Connell moves for approval for the soil remediation and bank stabilization for the boathouse land restoration at Lots 3 and 4 on Harbor Drive. Catherine Johnson seconds the motion. The chair calls for the vote. It is five (5) aye votes by Nicholas Fazzino, Thom Pattavina, Richard Pelletier, Catherine Johnson, James O'Connell and two (2) nay votes by Stephen Devoto and Kellin Atherton. The Chair states the matter carried with 5 affirmative votes and 2 in opposition.

2. Proposed construction of the Middletown Landfill Hiking Trail by construction new pathways and associated improvements at 180 Johnson Street & North Main Street. Applicant/Agent City of Middletown. GS2020-3

Marek Kozikowski gave a brief description of the project.

James O'Connell moves for approval for the construction of the Middletown Landfill Hiking Trail by construction new pathways and associated improvements at 180 Johnson Street & North Main Street. Stephen Devoto seconds the motion. The chair calls for the vote. It is unanimous to approve with 7 aye votes. The chair states the matter passes unanimously with 7 affirmative votes.

3. Proposed Special Exception for used car sales and general repairs in a TD zone at 373 East Main Street. Applicant/agent John Sheil SE2020-4

Richard Pelletier moves to schedule a public hearing on June 24, 2020. Thom Pattavina seconds the motion. The chair calls for the vote. It is unanimous to schedule a public hearing with 7 aye votes. The chair states the matter passes unanimously with 7 affirmative votes.

4. Proposed text amendment to add Section 62.02: Moratoriums for Motor Vehicle Services and Repair Uses in the B-2 Zone. Applicant/agent Middletown Planning, Conservation and Development Z2020-4

Stephen Devoto moves to schedule a public hearing for June 24 for a text amendment to add Section 62.02: Moratoriums for Motor Vehicle Services and Repair Uses in the B-2 Zone. Catherine Johnson seconds the motion. The chair calls for the vote. It is unanimous to schedule a public hearing with 7 aye votes. The chair states the matter passes unanimously with 7 affirmative votes.

8. Public comment on topics which are not or have not been the subject of a public hearing

None

9. Minutes of the Regular Meeting, Transcripts, Staff Reports and Commission Affairs

1. Minutes of the May 27, 2020 meeting

Thom Pattavina moves for approval of the minutes of the May 27, 2020 meeting. Stephen Devoto seconds the motion. The chair calls for the vote. It is unanimous to approve with 7 aye votes. The chair states the matter passes unanimously with 7 affirmative votes.

2. River-Cog Report

3. Staff Reports

Marek Kozikowski gave a report on outdoor dining, loan responses and staffing and City Hall opening.

4. Commission Affairs

10. Adjournment

Catherine Johnson moves for adjournment at 7:57 PM. Thom Pattavina seconds the motion. The chair calls for the vote. It is unanimous to adjourn with 7 aye votes. The chair states the matter passes unanimously with 7 affirmative votes.

Respectfully submitted

Marek Kozikowski, AICP
City Planner