REGULAR MEETING MINUTES

THURSDAY, September 1, 2022
Council Chambers & Virtual on WebEx
5:30 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.

1. Call to Order
The meeting was called to order at 5:30pm.

2. Pledge of Allegiance

3. Roll Call

Present:  Jonathan Pulino
          Nicholas Ficaro
          Kevin Brignole
          David Booth (seated for Linda Reil)

Absent:  Linda Reil, Steven Kovach

Staff:  Tom Hazel, Zoning Enforcement Officer

4. Public Comment
None.

5. Approval of Minutes
5.1. Regular Meeting of August 4, 2022

Motion to approve the minutes of the August 4, 2022 meeting
Moved by Brignole, Seconded by Booth
Voting in favor: Pulino, Ficaro, Booth and Brignole,
Passed 4-0-0

6. Old Business
None.

7. New Business
None.

8. Public Hearing
7.1. Request for a Variance of section 44.08.28 for the proposed construction of a new two
family dwelling located on Woodward Avenue Map-Lot 22-0353 in the Residential Pre
Zoning (RPZ) Zone. Applicant/Agent Mathew Pegolo – Pegarch Architecture.

The applicant explained that the proposal is for a two family home in the RPZ Zone and under
section 44.08.28 the lot meets all the requirements for a two family home except the lot area square
footage of 7,500 square feet. The existing lot is only 6,582 square feet. They were aware that to
service any construction of a residence in this location they will have to bear the cost of running a
water main from Grand Street to the lot as the existing 2 family next door is already under served
by code. The proposed 2 family will be a 1900 square foot home with additional off street parking.
The access to this parking will be achieved with a cross easement with 88 Woodward which the
owner owns as well. The applicant presented aspects of the Middletown Affordable Housing Plan
for support of a multifamily in this area of town. Other charts showing the existing multi families
on undersized lots was presented as well.

Motion to close public hearing
Moved by Brignole, Seconded by Booth.
Voting in favor: Pulino Brignole, Ficaro and Booth
Passed 4-0-0

In deliberation commissioner Brignole asked the applicant that if the multi family was denied what
was the alternative. The applicant stated that they would move forward with a single family home
of the same size and design. In deliberation it was stated by all commissioners that while they were
in favor of a two family home in the City they stated that the Zoning Board of Appeals was not the
forum for changes to zoning regulations and under section 44.08.28 this application was clearly not
allowed and there was not a sufficient hardship to accommodate the application.

Motion to the variance
Moved by Brignole, Seconded by Booth
Voting in favor: None
Voting against: Pulino, Ficaro, Booth and Brignole
Denied: 0-4-0

8. Adjournment

Motion to adjourn
Moved by Brignole, Seconded by Booth
Voting in favor: Pulino, Ficaro, Booth, and Brignole.
Passed 4-0-0

The meeting adjourned at 6:01 pm.

Submitted,

Thomas Hazel, Zoning Enforcement Officer
Department of Land Use