REGULAR MEETING MINUTES

WEDNESDAY, NOVEMBER 10, 2021
Council Chambers & 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: 7:43 PM

1. Pledge of Allegiance

The Pledge of Allegiance was made.

2. Roll Call

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

Absent: None

Staff: Marek Kozikowski, Director of Land Use

Public: Three members of the public attended into the meeting.

2.1. Election of Officers

Motion to nominate T. Pattavina as chair
Moved by N. Fazzino, seconded by Johnson
Voting in favor: Pattavina, N. Fazzino, Fulton, Pelletier, Johnson, M. Fazzino, Giuliano
Passed 7-0

Commissioner Pattavina assumes the role of Chair.

Motion to nominate Commissioner Nicholas Fazzino as vice-chair
Moved by Giuliano, seconded by Pelletier

Motion to close nominations
Moved by Giuliano, seconded by Fulton
Vote in favor: Pattavina, N. Fazzino, Fulton, Pelletier, Johnson, M. Fazzino, Giuliano
Passed 7-0

Voting in favor for N. Fazzino as Vice-Chair: Pattavina, N. Fazzino, Fulton, Pelletier, Johnson, M. Fazzino, Giuliano
Passed 7-0

Motion to nominate Commissioner Shanay Fulton as secretary
Moved by M. Fazzino, seconded by Giuliano

Motion to close nominations
Moved by Giuliano, seconded by N. Fazzino
Vote in favor: Pattavina, N. Fazzino, Fulton, Pelletier, Johnson, M. Fazzino, Giuliano
Passed 7-0

Voting in favor: Pattavina, N. Fazzino, Fulton, Pelletier, Johnson, M. Fazzino, Giuliano
Passed 7-0

Motion to nominate Commissioner Catherine Johnson as RiverCog Regional Planning Committee representative
Moved by N. Fazzino, seconded by Giuliano

Motion to close nominations
Moved by Pelletier, seconded by N. Giuliano
Vote in favor: Pattavina, N. Fazzino, Fulton, Pelletier, Johnson, M. Fazzino, Giuliano
Passed 7-0

Voting in favor: Pattavina, N. Fazzino, Fulton, Pelletier, Johnson, M. Fazzino, Giuliano
Passed 7-0

Motion to appoint Commissioner Kelli Atherton as Alternate RiverCog Regional Planning Committee representative
Moved by Fulton, seconded by N. Fazzino

Motion to close nominations
Moved by Pelletier, seconded by N. Giuliano
Vote in favor: Pattavina, N. Fazzino, Fulton, Pelletier, Johnson, M. Fazzino, Giuliano
Passed 7-0

Voting in favor: Pattavina, N. Fazzino, Fulton, Pelletier, Johnson, M. Fazzino, Giuliano
Passed 7-0

3. Items removed from the Agenda

Director Kozikowski reported that no items were removed from the agenda.

4. Public comment on items on the agenda which are not currently scheduled for a public hearing
Joseph Samolis, Director of Economic and Community Development attended in support of the G.S. 8-24 application listed on the agenda.

5. Confirmation that all hearing signs have been properly posted

Director Kozikowski confirmed that no signs were required.

6. Public Hearings

None.

7. Old Business
   7.1. Discussion on activity at Map-Lot 03-0229 Country Club Road.

Director Kozikowski reported that provided the background of the project on the property for the benefit of new commissioner. Another blasting permit was issued at the end of last week. An inspection was completed that day and topsoil was delivered and to be spread over the next week.

8. New Business
   8.1. Adoption of the 2022 Meeting Calendar

Director Kozikowski reported that meeting calendar follows the typical schedule of the 2nd and 4th Wednesday each month except for November and December.

Commissioner N. Fazzino inquired if any of the dates coincide with the motorcycle event or other events, noting that some meetings will need to cancel meetings because of events.

Commissioner Giuliano suggested that the schedule be approved as presented because the Commission has the authority to cancel meetings.

Motion to adopt the 2022 meeting calendar
Moved by Giuliano, seconded by M. Fazzino
Voting in favor: Pattavina, N. Fazzino, Pelletier, Johnson, M. Fazzino, Giuliano
Voting Against: Fulton
Passed 6-1

8.2. Request for an affirmative G.S. 8-24 report a proposed abandonment and transfer of a 0.05ac of land to the owner of 733 Washington Street and acquire a 10 ft wide easement along the eastern property line to the City for the installation and maintenance of sidewalks and utilities at property located at map-lot 14-0007 Boston Road in the MX zone. Applicant/agent City of Middletown/ECD Dept. G.S. 8-24 2021-27

Director Kozikowski reported that the Department of Economic and Community Development has been working with the property owner of 733 Washington Street who is trying to create opportunity to develop the vacant property they own. The transfer would provide lot area and frontage that would be required for development.

Commissioner Giuliano inquired if the property has any value to the city assuming that the transfer would increase the value of property, which would grow the grand list.

Commissioner Johnson inquired if the owners are interested in acquiring the State of Connecticut property. She noted the importance of maintenance and safety of sidewalks along Washington Street.
Joseph Samolis, Director of Economic and Community Development confirmed that the value added to 733 Washington Street is the value added to the city and confirmed that the owner is not looking at the State’s parcel at the time.

Motion to approve an affirmative G.S. 8-24 report
Moved by Pelletier, seconded by Johnson
Voting in favor: Pattavina, N. Fazzino, Fulton, Pelletier, Johnson, M. Fazzino, Giuliano
Passed 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 October 27, 2021 regular meeting

Motion to approve the minutes of the October 27, 2021
Moved by Fulton, seconded by N. Fazzino
Voting in favor: Pattavina, N. Fazzino, Fulton, Pelletier, Johnson, M. Fazzino, Giuliano
Abstained: Giuliano, M. Fazzino
Passed 5-0-2

   10.2. RiverCOG Report

Commissioner Atherton reported there hasn’t been a meeting since the last report.

   10.3. Staff Reports

Director Kozikowski reported the administration of the department and the commission, staffing, development, and updates on activity of the Zoning Board of Appeals, Commission on Conservation and Agriculture, the Inland Wetlands and Watercourses Agency, and the Urban Forestry Commission.

Commissioner Johnson welcomed the new commission and offered reading materials to the commissioners on the current state of planning, noting Middletown as an ideal model for sustainable development. She looks forward to the Commission holding a workshop for the commission.

   10.4. Commission Affairs

Chairman Pattavina extended a welcome to new commissioners and officers.

11. Adjournment

Motion to adjourn
Moved by Pelletier, seconded by Giuliano
Voting in favor: Pattavina, N. Fazzino, Fulton, Pelletier, Johnson, M. Fazzino, Giuliano
Passed 7-0