REGULAR MEETING AGENDA

WEDNESDAY, SEPTEMBER 8, 2021
7:00 P.M.

Meeting to be held online. Members of the public may view/listen to the meeting as follows:

1. Going to https://webex.com and joining the meeting using the meeting number and password located below.
2. Launching the WebEx application and joining the meeting using the meeting number and password located below.
3. Via telephone at 1-408-418-9388 and the appropriate access code.

Meeting Number/Access Code: 1798138968
Event Password: Planning

Alternatively, members of the public can attend the meeting at the following link:
https://middletownct.webex.com/middletownct/onstage/g.php?MTID=ef1dfff545893e77e5c93750186eeb81f4

Any written comments should be delivered to the Land Use office or emailed to the Director of Land Use at marek.kozikowski@middletownct.gov at least 24 hours in advance of the public hearing.

1. Roll Taking
2. Items removed from the agenda and why
3. Public comment on items on agenda which are not currently scheduled for a public hearing
4. ZEO Certification that all public hearing signs have been properly noticed (when scheduled)

5. Public Hearings (when scheduled)
   1) Request for a Special Exception for change of use from retail to a recreational facility for a new hookah lounge located at 695 South Main Street in the B-2 zone. Applicant/agent Hossam Abudawood SE2021-7

   2) Request for a subdivision to create 16 lots, open space, and a road currently known as Military Road. Applicant/agent The Middletown Housing Partnership Trust, Inc./David E. Rosenberg, Esq. S2021-2
      (Postponed and extended to October 13, 2021)

   3) Proposed zoning text amendment to Sections 16, 40, 44 and 61 regarding farm wineries and farm breweries. Applicant/agent City of Middletown/ LU Dept. Z2021-6

If you require special accommodations for any meeting, please call the ADA Coordinator at (860) 638-4540, (voice) or (860) 638-4812 (TDD/TTY), or the Town Clerk's Office at (860) 638-4910 at least ten (10) days prior to the scheduled meeting.
6. **Old Business**
   1) Discussion on activity at Map-Lot 03-0229 Country Club Road.

7. **New Business**
   1) Request for an affirmative GS 8-24 report for the acquisition of property on East Street and Westlake Drive for open space and passive recreation. Applicant/agent City of Middletown/Land Use Dept. GS 8-24 2021-22

   2) Request for an affirmative G.S. 8-24 report for the acquisition of property located at Map Lot 28-0205 Farm Hill Road for future public use. Applicant/agent City of Middletown/Land Use GS 8-24 2021-23

   3) Schedule public hearing for zoning map amendment to correct mapping errors for properties located at 720, 816, 833, and 833 Long Hill Road (Wesleyan Hills) by rezoning them from R-30 zone to PRD zone. Applicant/agent City of Middletown/Land Use Dept. Z2021-9  
      
      *(Suggested date: October 13, 2021).*

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

9. **Minutes of the Regular Meeting, Transcripts, Staff Reports and Commission Affairs**
   
   a. Minutes of the August 11, 2021 Regular Meeting
   
   b. River-Cog Report
   
   c. Staff Reports
   
   d. Commission Affairs

10. **Adjournment**

**Alternates:**  1) Quatina Frazer; 2) Kellin Atherton; 3) Shanay Fulton