REGULAR MEETING AGENDA

WEDNESDAY, SEPTEMBER 22, 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: 23324601798
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=e5e40c028b85118f6bd8f62d41ecc2309

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 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)
   2) 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
6. Old Business
   1) Discussion on activity at Map-Lot 03-0229 Country Club Road.
   2) Adoption of the revised By-laws of the Planning and Zoning Commission.

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.
7. **New Business**
   1) Request for an affirmative GS 8-24 report for the replacement of the existing pool, rehabilitation of the existing building and construction of a new splash pad and associated amenities at Veteran’s Park located at 200 Walnut Grove Road in the R-15 zone. Applicant/agent City of Middletown/Public Works Dept. GS 8-24 2021-23

   2) Schedule public hearing for a re-subdivision creating two lots from a 5.23 ac property located at 88 Preston Avenue in the R-60 zone. Applicant/agent Roger and Marylou Spurr/Pat Benjamin P.E S2021-3
      *(Suggested date: October 13, 2021)*

   3) Discussion on Public Act 21-29 (aka HB 6107).

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. Minutes of the September 8, 2021 Regular Meeting
   c. River-Cog Report
   d. Staff Reports
   e. Commission Affairs

10. **Adjournment**

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