



**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
MIDDLETOWN CONNECTICUT
AUGUST 14, 2019**

1. Pledge of Allegiance

2. Roll Taking

Present: Commissioner Stephen Devoto
Commissioner Richard Pelletier
Commissioner Joyce Rossiter
Commissioner Elizabeth Emery
Commissioner Tyrell Brown
Commissioner Thom Pattavina (seated for Commissioner Fazzino)
Commissioner Steven Kovach (seated for Commissioner Salafia)

Absent: Commissioner Nicholas Fazzino, Commissioner Molly Salafia, Commissioner Christopher Sugar

Staff: Joseph Samolis, Director of Planning, Conservation and Development

Public:

3. Items removed from the agenda and why

None

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

None

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

No public hearings were scheduled

6. Public Hearings (when scheduled)

None

7. Old Business

None

8. New Business

1) POCD Listening Session – Environment and Conservation

John Gustkowski, Planner with CME Associates explained that they were retained to help the City of Middletown update their Plan of Conservation and Development. This is the 3rd listening session to get some of the public's input regarding the environment and conservation. He was hired by the City to facilitate the update of the Planning, Conservation and Development. He explained what they were doing and explained that it is mandated by Statute to update this every ten years. It is basically a statement of goals and the direction of where you want to see your City go, such as in terms of housing, infrastructure, open space, lands to be conserved, education and sewer & water concerns among other goals.

He gave a few key inputs from the Charrettes that were held involving open space and conservation. Preserving Natural Resources (farmland, forests, clean water and air) and open space and conservation were two of the topics that were emphasized as most important to the public. Eighty-eight (88%) percent of those who were involved in the charrettes and surveys say that Middletown should place more focus on being "green" or "environmentally friendly".

COMMENTS FROM THE PUBLIC

This is a brief list of topics from the public. You can watch the video of the meeting at www.middletownct.gov.

- Why are things from the 2010 POCD not been done? Is there any value in updating the POCD when things are not happening;
- Urgency of environmental issues;
- Create walkable neighborhoods;
- Design multi-modal trails;
- Sidewalks and transit to connect the trails;
- Rural farmlands of the City;
- Do more to help existing farmers;
- Farm stands, festivals, farm to table events and year round farmer's market to help our farms;
- Parks and municipal properties so that we can harvest appropriate, mature trees;
- Control invasive plants;
- Energy conservation and renewable energy should be an intricate part of future planning.
- Innovative development;
- Encourage energy efficient buildings;
- Concentrating development along the transit corridors;
- Integrated zoning;
- Improved transportation, trails;
- One of the diverse vernal pool eco systems in New England is unprotected;
- Trap rock ridges are now zoned residential;
- Maromas is zoned industrial which does not make sense;
- One of the biggest assets in this town is the New England National Scenic Trail which is one of eleven in the country. Middletown has more than any other city in Connecticut;
- Need better access to nature and parks;
- Urban farm symposium is scheduled for some time in October;

- Council approved a 5 million dollar bond authorization for the open space and farmland acquisition;
- Need to follow Dutch technologies regarding flooding (as seen on 60 minutes).

Chairman Devoto stated that there will be public hearings on the drafts of the POCD.

2. Request for a resubdivision of lot #5 into two lots at 897 & 871 Washington Street. Applicant/agent Middletown Washington, LLC / Richard Carella S2019-1

Director Samolis said that staff recommends scheduling the public hearing for August 28, 2019.

Commissioner Kovach moves to schedule a public hearing for August 28, 2019. Commissioner Brown 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.

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

None

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

10.1 Minutes of June 26 and July 31, 2019 Meetings

Commissioner Pelletier moves for approval of the June 26, 2019 regular meeting. 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.

Commissioner Pattavina moves for approval of the July 31, 2019 special meeting. Commissioner Pelletier seconds the motion. The chair calls for the vote. There were 3 abstentions and 1 in opposition which only leaves 3 votes which is not enough. The minutes of 7/31/19 special meeting will be carried on until the next meeting.

10.2 Other Commission Affairs
a. River-Cog Report

None

10.3 POCD Discussion

Director Samolis gave an update on the meeting with the Steering Committee. A Commission discussion ensued.

10.4 Zoning Regulations / Text Changes

Nothing at this time.

11. Adjournment

Commissioner Rossiter moves to adjourn at 8:03 PM.

Respectfully submitted,

Joseph Samolis
Director of Planning, Conservation and Development