



**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
MIDDLETOWN CONNECTICUT
SEPTEMBER 25, 2019**

1. Pledge of Allegiance

Stephen Devoto called the meeting to order at 7:02 PM with the Pledge of Allegiance.

2. Roll Taking

Present: Commissioner Stephen Devoto
Commissioner Nicholas Fazzino
Commissioner Richard Pelletier
Commissioner Elizabeth Emery
Commissioner Richard Pelletier (arrived at 7:04 PM)
Commissioner Tyrell Brown (arrived at 7:05 PM)
Commissioner Steven Kovach
Commissioner Thom Pattavina (seated for Commissioner Salafia)
Commissioner Christopher Sugar (seated for Commissioner Rossiter)

Absent: Commissioner Joyce Rossiter
Commissioner Molly Salafia

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

3. Items removed from the agenda and why

Joe explained that no items have been removed from agenda however he is asking for the Commission to add an item to the agenda as 8.4 which is a text amendment for Section 61.01.45 motor vehicle services and repair to be scheduled as a public hearing.

**Note that Commissioner Pelletier has arrived at 7:04 PM and will be seated as a regular member.

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)

6. Public Hearings (when scheduled)

None

7. Old Business

- 1. Request for a Zoning Text Amendment to add Section 61.02.05A, Shared Use Churches within the IT Zone. Applicant/agent Boston Middletown LLC/ Trevor Davis Z2019-7**

Joe requested that Item 7.1 be postponed until the 10/9/19 P&Z meeting as the language needed to be updated.

A motion to table was moved by Commissioner Devoto and seconded by Commissioner Emery. The chair calls for the vote. It is unanimous to table with 7 aye votes. The chair states the matter passes unanimously with 7 affirmative votes.

8. New Business

- 1. Proposed Special Exception regarding Section 30 of the Middletown Zoning Code for a 6,450 sq. ft. addition to a non-residential building for Education Use (Assembly & Classrooms) in the ID Zone. Applicant/agent Wesleyan University SE2019-8**

A motion to schedule a public hearing for 10/9/19 was moved by Commissioner Pattavina and seconded by Commissioner Kovach. 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.

- 2. Proposed Zoning Text Amendment to add Sections 61.01.62 & 61.01.63, Breweries, Distilleries and Alcoholic Beverage Manufacturers. Applicant/agent City of Middletown PCD Dept. Z2019-8 (A copy of the proposed text is on file with the Office of the Town Clerk) (Date of receipt 9/25/19)**

A motion to schedule a public hearing for 10/23/19 was moved by Commissioner FAzzino and seconded by Commissioner Pattavina. 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.

- 3. Proposed Draft Chapters “Middletown is Growing” and “Middletown is Healthy” for the 2020 Plan of Conservation and Development to be reviewed and approved by the Planning and Zoning Commission. Applicant/agent CME Engineering/John Guskowski (Date of receipt: 9/25/19; To be scheduled for public hearing on 10/9/19)**

A motion to schedule a public hearing for 10/9/19 was moved by Commissioner Pattavina and seconded by Commissioner Brown. 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.

4. Proposed Zoning Text Amendment to amend Section 61.01.45 for (motor vehicle services and body & fender repairer) Applicant/agent JDS Holding Company, LLC/Richard Carella, Esq. Z2019-9 (A copy of the proposed text is on file with the Office of the Town Clerk)

A motion to schedule a public hearing for 10/9/19 was moved by Commissioner Fazzino and seconded by Commissioner Brown. 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 August 28, 2019 Meeting

Commissioner Thom Pattavina reads and moves for approval of the minutes of the August 28, 2019 Meeting. Commissioner Nicholas Fazzino seconds the motion. The chair calls for the vote. It is unanimous to approve with 5 aye votes. The chair states the matter passes with 5 affirmative votes and two abstentions from Commissioners Brown & Sugar.

10.2 Other Commission Affairs

a. River-Cog Report

There was no quorum so there was no meeting on Monday. Commissioner Emery said that by the first week in October they should have a consultant on board to continue to move forward with the Regional Plan of Conservation and Development.

10.3 POCD Discussion

10.4 Zoning Regulations / Text Changes

11. Adjournment

Commissioner Fazzino reads and moves for adjournment at 7:25 PM. Commissioner Emery seconds the motion. The chair calls for the vote. It is unanimous to adjourn with 7 aye votes. The chair states the matter passes unanimously with 7 affirmative votes.

Respectfully submitted,

Minutes of the Planning & Zoning Commission
Regular meeting of September 25, 2019

Joseph Samolis
Director of Planning, Conservation and Development