



**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
MIDDLETOWN CONNECTICUT  
JANUARY 8, 2020**

**1. Pledge of Allegiance**

Nicholas Fazzino called the meeting to order at 7:03 PM with the Pledge of Allegiance.

**2. Roll Taking**

Present: Commissioner Nicholas Fazzino  
Commissioner Richard Pelletier  
Commissioner Tyrell Brown  
Commissioner Thom Pattavina  
Commissioner Marcus Fazzino  
Commissioner Catherine Johnson  
Commissioner Kellin Atherton  
Commissioner Shanay Fulton  
Commissioner James O'Connell

Absent: Commissioner Stephen Devoto

Staff: Marek Kozikowski, Middletown City Planner

**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)**

There were no items on the agenda that required a public hearing sign

## 6. Public Hearings (when scheduled)

### 1. Continuation of proposed Draft Chapters 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

John Guskowski, Lead Planner with the CME Associates that was retained by the City to help update the Plan of Conservation and Development. He is looking for comments on the latest chapters that we distributed....Middletown is Sustainable and the Introduction Section. Any comments from the previous Chapters are also welcome.

#### From the Public:

- Elizabeth Holder of 29 Long Lane read comments from the Commission on Conservation and Agriculture.
- Rebecca McClaughlin of 35 Clover Street said that the POCD seems to be general and vague. She would like more specific ideas and wants concrete action.
- Ellen Lukens of 46 Pine Street shared specific ideas she had for the POCD; City should identify and prioritize open space acquisition; Expand and link open spaces together; Preservation of prime farmlands soils; encourage the use of non-toxic pesticides/herbicides; Continue to limit public water & sewer lines to existing service areas; Replace trees that are eliminated by the City.
- Jane Harris of 161 Ridgewood Road and Chair of the Urban Forestry Commission spoke about the trees that have been taken down need to be replaced. The inclusion of trees needs to be added to new subdivisions. Commercial developments around the City come in with the most minimal landscape, some with no trees at all. The Washington corridor is a disgrace. She would like the POCD to address these issues.
- Michael Harris, Energy Coordinator for the City spoke about climate action. He would like to see the City accomplish the following; 1) Adopt zero emission standards for new buildings; 2) build electrical vehicle charging infrastructure; 3) Mandate the recovery of organic material; 4) Electrify buildings heating and cooling systems; 5) Designate car-free and low emissions vehicle zones; 6) Empower local producers and buyers of renewable electricity; 7) Set a climate budget to drive de-carbonization.
- Jennifer Kleindienst of 241 West Street has an issue with the 1<sup>st</sup> paragraph of the draft Sustainability stating "actions must promote or at least not prevent economic growth". She feels that is the antithesis of sustainability.
- Brian Stewart said the prior speakers have already said what he wanted and more. He wants to add his voice of support. He spoke about economic growth.
- Mike Thomas of 412 Kelsey Street would like to see clearer language in the Plan.

- David Brown of 35 Clover Street is the Executive Director of the Middlesex Land Trust. He likes a lot of what he read in the draft plan. As a land trust, they like trees, agriculture, open spaces and stewardship. Preservation is their biggest priority because development is their biggest threat. Preserve and protect large open blocks of land for people, habitat, fresh water & clean air.
- Erin Dopfel of 4 Gordon Place says we need to have measure for these goals.

John Guzkowski thanked the public who attended and their useful comments and input.

Comm. Fazzino asked staff if they had any communication by email by any of the Committees. Marek said he has heard from several committees and members of the public that have been forwarding comments on the draft.

**7. Old Business**

None

**8. New Business**

- 1. Schedule a public hearing for a Special Exception application proposing a 17 Unit Multi-Family Development at 0 & 61 West Street in the MX Zone. Applicant/agent DelFavero, Inc. SE2019-9 (Date of receipt 1/8/20; Suggested public hearing date: February 12, 2020)**

Marek told the Commission that they are still waiting for an Inland Wetlands approval and to schedule the public hearing on February 12, 2020.

Commissioner Thom Pattavina moves to schedule a public hearing for a Special Exception application proposing a 17 Unit Multi-Family Development at 0 & 61 West Street in the MX Zone. Commissioner Richard Pelletier seconds the motion. The chair calls for the vote. It is unanimous to schedule a public hearing with 6 aye votes. The chair states the matter passes unanimously with 6 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 November 13, 2019 and Minutes of December 11, 2019 Meetings**

Commissioner Richard Pelletier moves to approve the minutes of the November 13, 2019 meeting. Commissioner Catherine Johnson seconds the motion. The chair calls for the vote. It is unanimous to approve with 6 aye votes. The chair states the matter passes unanimously with 6 affirmative votes.

Commissioner Richard Pelletier moves to approve the minutes of the December 11, 2019 meeting. Commissioner Catherine Johnson seconds the motion. The chair calls for the vote. It is

5 aye votes to approve and one abstention by Commissioner Brown. The Chair states the matter carried with 5 affirmative votes.

**10.2 Other Commission Affairs**

**a. River-Cog Report**

There was no meeting in December so there is no report.

**10.3 Report from by-laws subcommittee**

Commissioner Johnson gave a report. They will review 4 to 5 pages at a time when they meet. The issues for discussion 1) Should the ex-parte members include the Director of Public Works; 2) Election of Officers; 3) ADA compliance for Commissioners with disabilities.

**11. Adjournment**

Commissioner Thom Pattavina moves to adjourn. Commissioner Tyrell Brown seconds the motion. The chair calls for the vote. It is unanimous to adjourn with 6 aye votes. The chair states the matter passes unanimously with 6 affirmative votes.

Respectfully submitted,

Marek Kozikowski, AICP, City Planner  
City of Middletown, CT