



**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
MIDDLETOWN CONNECTICUT  
JANUARY 9, 2019**

**1. Pledge of Allegiance**

Chairman Devoto called the meeting to order at 7:00 PM with the Pledge of Allegiance.

**2. Roll Taking**

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

Absent: Commissioner Tyrell Brown

Staff: Joseph Samolis, Director of PCD  
Mark DeVoe, City Planner

Public: None

**3. Items removed from the agenda and why**

Item #6.1 to be tabled until the February 13<sup>th</sup> meeting per request of a 65 day extension from the applicant.

**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)**

Director Samolis stated that there are no public hearings scheduled for tonight as applicant requested a 65 day extension.

**6. Public Hearings (when scheduled)**

- 1) **Request for a Special Exception regarding 60.02.41, 44.08.45 and 46.03.04 for a mixed use building approximately 4,200 square feet in the MX zone within the floodplain at 387 South Main Street. Applicant/agent John S. Sutton SE2018-6 (Date of receipt 11/14/18; Scheduled for public hearing on 12/12/18; 65 day extension requested by applicant; Public Hearing rescheduled to February)**

Commissioner Fazzino moves to table to February 13<sup>th</sup> per applicant's request for a Special Exception regarding 60.02.41, 44.08.45 and 46.03.04 for a mixed use building approximately 4,200 square feet in the MX zone within the floodplain at 387 South Main Street. Commissioner Kovach seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 7 affirmative votes.

## 7. Old Business

- 1) **Request for release of a \$900 driveway bond for Lot #1, Mile Lane with the condition that the surveyor sends letter stating that the property corners have been pinned. Applicant/ Agent Cocco Brothers, LLC S2013-4**

Director Samolis states that the Public Works Dept. has reviewed and approved the site work and the letter stating that the corners have been pinned from the surveyor has been received so staff recommends approval.

Commissioner Pelletier moves for approval for the release of a \$900 driveway bond for Lot #1, Mile Lane with the condition that the surveyor sends letter stating that the property corners have been pinned. Commissioner Kovach seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 7 affirmative votes.

- 2) **Request for release of Public Works \$68,000 bond and reduction of Water/Sewer bond from \$10,000 to \$5,000 for the Ridgeview Subdivision, Pashley Lane at Higby Road. Applicant/Agent Robert Wiedenmann, Jr. S2008-7**

Director Samolis states that the PCD Dept. has received comments from the Water Sewer and Public Works Depts. Water Sewer has indicated that all items have been addressed and recommends total release of the bond for a total of \$78,000.

Commissioner Fazzino moves for release of Public Works \$68,000 bond and Water/Sewer bond for \$10,000 for the Ridgeview Subdivision, Pashley Lane at Higby Road. Commissioner Richard Pelletier seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 7 affirmative votes.

## 8. New Business

- 1) **Request for a favorable G.S. 8-24 Review for the purchase and transfer of development rights for the Chiaravalle Farm located on Higby Road at a maximum cost of \$72,000. Applicant/agent City of Middletown/PCD Dept. 2019-1**

Director Samolis explained that the Chiaravallo family had contacted the State Dept. of Agriculture to transfer their development rights. The State Dept. of Agriculture then went to the Federal Government to see if there was any grant money available. Working with the Connecticut Farm Trust they reached an agreement where there would be grant money for the State Dept. of Agriculture to purchase the development rights for this 21 acre parcel.

Commissioner Pelletier moves for a favorable G.S. 8-24 Review for the purchase and transfer of development rights for the Chiaravallo Farm located on Higby Road at a maximum cost of \$72,000. Commissioner Kovach seconds the motion. A discussion ensued. The chair calls for the vote. 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 November 14, 2018

Commissioner Rossiter moves for approval of the minutes of November 14, 2018 with corrections as discussed. Commissioner Kovach seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 7 affirmative votes.

10.2 Other Commission Affairs

- a. River-Cog Report – There was no report as there was no meeting.

Director Samolis stated that there was a recommendation made by the new Governor's transition team to reevaluate the RiverCog and look into merging Cogs. There is very little information at this point. RiverCog is looking into the recommendation to see what is going on. In concept, regionalization could be a great thing, but it might behoove us to take a look at the constitution of those Cogs to make sure that municipalities don't lose their voice. In Joe's opinion, other municipal issues may not affect the Cogs that currently exist. It could have a negative impact on what we are trying to do regionally with Middlesex County.

b. Mark DeVoe asked the Commission what their preferences were on report formats. In his position as Town Planning in Plainville they would try to get a report as a one page document. Joe Samolis handed out a copy of such a report. He asked if the Commission would like him to write such a report. He received favorable remarks and the Commission is looking forward to receiving the reports.

c. Commissioner Emery asked the Director to bring everyone up to speed on where they were with the Plan of Conservation and Development and the next steps that need to move forward. Director Samolis said that an RFQ was sent out for help with the department and Commission on the Plan of Conservation and Development. There were 3 submissions.

The presentations will be held during the day on January 23<sup>rd</sup> and all members of the Commission are welcome to attend. He gave a list of the individuals on the steering committee; Joe Samolis, Steven Kovach, Chris Sugar, Beth Emery, Jeff Pugliese from the Chamber and Ramona (Library Director).

## **11. Adjournment**

Commissioner Emery moves for adjournment. Commissioner Kovach seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 7 affirmative votes.

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Respectfully Submitted,

Joseph Samolis  
Director of Planning, Conservation and Development