



**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
MIDDLETOWN CONNECTICUT  
MAY 8, 2019**

**1. Pledge of Allegiance**

Stephen Devoto called the meeting to order at 7:04 PM with the Pledge of Allegiance.

**2. Roll Taking**

Present: Commissioner Stephen Devoto  
Commissioner Nicholas Fazzino  
Commissioner Joyce Rossiter  
Commissioner Richard Pelletier  
Commissioner Elizabeth Emery  
Commissioner Steven Kovach (seated for Commissioner Salafia)

Absent: Commissioner Tyrell Brown  
Commissioner Molly Salafia  
Commissioner Thom Pattavina  
Commissioner Christopher Sugar

Staff: Mark Devoe, 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)**

Mark Devoe stated that the public hearing sign was properly posted.

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

- 1. Proposed Special Exception regarding Section 39.01 for change of use from a hair salon to a florist shop at 186 Main Street Extension. Applicant/agent**

**Beni Lagana SE2019-4 (Date of receipt 4/10/19; Scheduled for public hearing for 4/27/19; Meeting of 4/27/19 was cancelled and application was rescheduled to 5/8/19 meeting)**

Mr. Lagana introduced the application. He owns a florist shop and wants to purchase and move the business to 186 Main Street Extension which is currently a hair salon. The use would be changed from service to retail. There were no questions from the Commission.

Commissioner Fazzino moves to close the public hearing. Commissioner Kovach seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 6 affirmative votes.

Commissioner Fazzino moves for approval for a Special Exception regarding Section 39.01 for change of use from a hair salon to a florist shop at 186 Main Street Extension. Commissioner Kovach 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.

**7. Old Business**

- 1. Request for modification of a previously approved subdivision to relocate the open space area at the Ridgewood Road / Mile Lane subdivision. Applicant/agent Bob Wiedenmann/ Sunwood Development S2018-1**

Mr. Wiedenmann presented the application. He said they realized that there might be a conflict down the road with the three lots remaining on Talia's Trail that have not yet received final approval. They feel that it makes more sense to move the open space area to another location. Now the high school would have access to the six acre open space area that they will be deeding to the City of Middletown. He understands that the Commission might want input from the Conservation Commission. The Chair concedes that they do not have to go to the Conservation Commission because the benefit is clear. Mark Devoe stated that the access potential is greater from the high school and it is larger than what the Commission already approved.

Commissioner Rossiter moves for approval for the modification of a previously approved subdivision to relocate the open space area at the Ridgewood Road/Mile Lane subdivision. Commissioner Fazzino 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.

**8. New Business**

- 1. Proposed construction of two (2) new medical buildings to an existing Medical Office Park at 400-420 Saybrook Road. Applicant/agent Frank Galluzzo/Medical Development Associates SPR2019-54**

Grey Chere introduced the application. He spoke about the history of the site development. Buildings 1 & 2 were put up in 2003-2004. In 2014 they built building #3. They are now ready

to build buildings 4 & 5 with additional parking. He said the site will be developed in accord with the existing buildings, landscape and granite curbs.

Frank Magnotta, Consulting Engineer gave a more detailed presentation on the project. Commissioner Devoto questioned how they came up with the number of parking spaces for this project because he is familiar with the area and he sees a lot of empty spaces right now. Mark Devoe said that there are 66 more spaces in excess to what the code calls for and there are mor handicap spaces than required from the ADA.

Commissioner Emery questioned the space for electric vehicles and Mark said that they will accommodate what's needed. Commissioner Emery also questioned spaces for bikes and does not see it on the plans. Mr. Chere said that he will go back to the plans and put in bike-racking. Commissioner Emery said she would like to see pathways from one facility to the next instead of going all the way around.

Chairman Devoto stated that the Commission cannot act on this until it is approved by the wetlands and suggests tabling. He would like to see updated plans for electric vehicle stations, bike racks and the possibility for pedestrian access.

Commissioner Rossiter moves to table until the next meeting the application for the proposed construction of two (2) new medical buildings to an existing Medical Office Park at 400-420 Saybrook Road. Commissioner Nicholas Fazzino seconds the motion. The chair calls for the vote. It is unanimous to table 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**

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

10.1 Minutes of April 10, 2019 Meeting

Commissioner Rossiter moves for approval of the minutes of the April 10, 2019 Meeting. Commissioner Emery seconds the motion. The chair calls for the vote. The Chair states the matter carried with 5 affirmative and one abstention by Commissioner Pattavina.

10.2 Other Commission Affairs  
a. River-Cog Report  
Nothing to report as the meeting was cancelled

10.3 POCD Discussion

Mark Devoe gave a brief summary of the 2 charrettes. They are waiting for more surveys to come in and possibly putting an ad on Facebook for an ad campaign to stir up some more interest in the survey.

10.4 Zoning Regulations / Text Changes

Mark Devoe is continuing to work on the regulations.

Chairman Devoe told the Commission that the Car Cruise Night is scheduled on the same night as the June 12<sup>th</sup> Planning and Zoning meeting.

#### **11. Adjournment**

Commissioner Emery moves for adjournment at 8:10 PM. Commissioner Fazzino seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 6 affirmative votes.

Respectfully Submitted,

Mark DeVoe  
Middletown City Planner

DRAFT