



**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
MIDDLETOWN CONNECTICUT
APRIL 23, 2014**

1. Pledge of Allegiance

2. Roll Taking

Present: Chairman Daniel Russo, Commissioner Salafia, Commissioner Rossitter, Commissioner Pelletier, Commissioner Devoto, Commissioner Szyrkowicz, Commissioner Blanchard (seated for Commissioner Clark), Commissioner Emery
Absent: Commissioner Clark, Commissioner Pessina
Excused: None
Staff: Michiel Wackers, Deputy Director
Public: 15 Members of the 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

Catherine Johnson comments on 10(B)(2) Intent of Floating Zone

5. ZEO certification that all public hearing signs have been properly noticed

6. Public Hearings (when scheduled)

A. Proposed text amendment to remove the MX zone from Sections 60.02.01, 60.02.04, 60.02.09, 60.02.17, 60.02.28, 60.02.33. A copy of the existing and proposed text is on file in the office of the Town Clerk. Applicant/agent City of Middletown/Planning Conservation and Development Z2014-2

Michiel Wackers presented the application. From the public, Stephen Smith, Jennifer Alexander, Melissa Shilke, Jennifer Saines-Pinch, and Catherine Johnson spoke. On motion and second by Commissioners Devoto and Pelletier, the Commission closed the public hearing. Vote was unanimous.

On motion and second by Commissioners Salafia and Pelletier, the Commission adopted text change to delete the MX zone from Section **60.02.01** (Ambulance Service) with an effective date of 5/15/14. Vote was unanimous.

On motion and second by Commissioners Salafia and Pelletier, the Commission denied request to delete the MX zone from Section **60.02.04** (Fraternity & Sorority Houses). Vote was 3-4 with Commissioners Pelletier, Blanchard and Russo voting no.

On motion and second by Commissioners Salafia and Pelletier, the Commission denied request to delete the MX zone from Section **60.02.09** (Neighborhood Stores). Vote was unanimous.

On motion and second by Commissioners Salafia and Pelletier, the Commission adopted text change to delete the MX zone from Section **60.02.17** (Banking Facilities with the drive-up windows) with an effective date of 5/15/14. Vote was unanimous.

A motion was made by Commissioner Salafia to approve request to delete the MX zone from Section **60.02.28** (Existing Neighborhood Restaurants not to exceed 1800 square feet. Drive-thru permitted by Special Exception). Commissioner Salafia withdrew motion. A motion was made by Commissioner Devoto to approve Neighborhood restaurants not exceeding 1,500 sq. ft. with drive-thru prohibited a property abutting single family dwellings.

A motion and second by Commissioners Devoto and Russo to reopen the public hearing. Vote was unanimous. Catherine Johnson spoke. A motion to close the public hearing was made by Commissioners Pelletier and Devoto. Motion was approved unanimously.

Vote to approve – Devoto and Salafia

Vote to deny – Blanchard, Russo, Pelletier, Rossitter and Szyrkowicz.

A motion was made and seconded by Commissioners Russo and Rossitter to approve request to delete the MX zone from Section **60.02.28**. Motion was denied unanimously.

On motion and second by Commissioners Salafia and Pelletier, the Commission adopted a text amendment to eliminate Section **60.02.33** with an effective date of 5/15/14. Vote was unanimous.

On motion and second by Commissioners Pelletier and Rossitter, the Commission took a 5-minute recess at 8:47 PM. Vote was unanimous. Meeting resumed at 8:54 PM.

7. Old Business

8. New Business

- A. Proposed zoning code text amendment with regard to Section 40.04.14 Parking Requirements for Multiple Family Dwellings. Applicant/agent Glenn Russo/Landmark Investment Group, LLC Z2014-4

On motion and second by Commissioners Pelletier and Salafia, the Commission scheduled a public hearing for May 14, 2014. Vote was unanimous.

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

None

10. Minutes, Transcripts, Staff Reports and Commission Affairs

A. Minutes of 4/9/14 Regular Meeting

Commissioner Rossitter reads and moves for approval of the minutes of 4/9/14 regular meeting. Commissioner Pelletier seconds the motion. The chair calls for the

vote. It is unanimous to approve as amended with 7 aye votes. The chair states the matter passes unanimously with 7 affirmative votes.

B. Other Commission Affairs

1. River-Cog Report

Commissioner Emery reported the May meeting would take place on May 28th.

2. Discussion on the Riverfront Floating Zone in an area generally bounded by River Road, Route 9 and Silver Street. Applicant/agent, Middletown Planning and Zoning Commission Z2014-3

On motion and second by Commissioners Devoto and Russo the Commission rescheduled the public hearing until May 28, 2014. Vote was unanimous.

C. ZEO Report

On motion and second by Commissioners Salafia and Pelletier, the Commission approved the ZEO Report. Vote was unanimous.

11. Adjournment

Commissioner Rossitter reads and moves for approval to adjourn at 9:17 PM. Commissioner Pelletier 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.