



**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
MIDDLETOWN CONNECTICUT  
JANUARY 23, 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 Richard Pelletier  
Commissioner Elizabeth Emery  
Commissioner Tyrell Brown  
Commissioner Steven Kovach (seated for Commissioner Salafia)  
Commissioner Thom Pattavina (seated for Commissioner Rossiter)

Absent: Commissioner Joyce Rossiter  
Commissioner Molly Salafia  
Commissioner Christopher Sugar

Staff: Mark DeVoe  
Public: 0 Members

**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)**

No public hearings scheduled

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

None

**7. Old Business**

None

**8. New Business**

**1. Request for a G.S. 14-54 Review for location approval for a general repairer located at 157 Mill Street. Applicant/agent Bergen Diesel, LLC G.S. 14-54 2019-1**

Mark DeVoe gave an update to the Commission. He explained that this is an existing, non-conforming use. The use is protected as the use was never abandoned by the owner. There are no improvements proposed. The applicant simply would like to move into the existing building.

Commissioner Pelletier moves for an affirmative G.S.14-54 Review for location approval for a general repairer located at 157 Mill Street. Commissioner Fazzino seconds the motion. 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 January 9, 2019**

Commissioner Kovach moves for approval of the minutes of January 9, 2019 with correction. Commissioner Pattavina seconds the motion. The chair calls for the vote. The chair states the matter passes with 6 affirmative votes and 1 abstention by Commissioner Brown.

**10.2 Discussion on Zoning Regulations**

City Planner DeVoe explained that he has been working on the Zoning Regulations. He would like to pull a section out and reformat it. He explained to the Commission what he is doing and hopes to share with the Commission soon. He would welcome input and feedback. Commissioner Devoto stated that he is in support and would like to see drafts of the changes about once a month. It will not be a public hearing while they are discussing it but the public is welcome to comment. There will be a public hearing when it is done. *(No audio for rest of the discussion.)*

**10.3 Other Commission Affairs**

**a. River-Cog Report**

Commissioner Emery stated that there was no meeting for a few months now because an individual has been out for a long illness. He is back now and she hopes to have more information at the next meeting.

Commission Fazzino asked Mark DeVoe if there were any news on getting laptops for the Commission. Mark explained that the consultant they were using is no longer in business as they are selling that portion of the business to someone else. The town is looking into getting another consultant. *(Lost audio again)*

**11. Adjournment**

Meeting adjourned at 7:32 PM

Respectfully Submitted,

Mark DeVoe  
Middletown City Planner

DRAFT