



**SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION  
MIDDLETOWN CONNECTICUT  
JUNE 6, 2019**

**1. Pledge of Allegiance**

Stephen 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 Tyrell Brown  
Commissioner Molly Salafia  
Commissioner Steven Kovach  
Commissioner Christopher Sugar (seated for Commissioner Emery)

Absent: Commissioner Elizabeth Emery  
Commissioner Thom Pattavina

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**

Larry McCue, President of Middlesex County Chamber of Commerce spoke in support of the 1<sup>st</sup> item on the agenda for the 2 medical buildings on 400-420 Saybrook Road.

**5. ZEO Certification that all public hearing signs have been properly noticed (when scheduled)**

Mark Devoe stated that no public hearings signs were required.

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

None

## 7. Old Business

1. **Proposed construction of two additional (2) new medical buildings to an existing Medical Office Park at 400-420 Saybrook Road. Applicant/agent Frank Galluzzo/ Medical Development Associates SPR2019-54 (Date of receipt 5/8/19)**

Gregory Chere (architect) and Frank Magnotta (Site Engineer) were both present to discuss the application.

They went through the proposal again to re-acquaint the Commission with the layout and engineering. Frank Magnotta indicated that the applicant had received an approval from the Inland Wetlands and Watercourses Agency the evening before.

The Commission asked about parking. A memo had been sent to them by the Agent for the Inland Wetlands and Watercourses Commission indicating that their permit included a condition that parking spaces would be reduced by 34 spaces in an attempt to limit impervious surface area and hence reduce runoff into the receiving waters. The memo went on to state that they understand the parking still exceeds the amount minimally required by the Zoning Regulations and asked the Commission to speak to the applicant about further reductions. The applicant did agree to further reduce parking by another 47 spaces in the northeast quadrant of the site.

On another matter, the Commission recalled an issue discussed at a previous meeting regarding bicycle racks. The applicant stated that they did give this some thought. It was decided that an existing granite railing system on the patio area between buildings one and two was adequate to lock many bicycles. They proffered this as a solution in lieu of bike racks in front of all buildings where they felt they would not be fully utilized. The Commission agreed.

Motion to approve construction of two additional (2) new medical buildings to an existing Medical Office Park at 400-420 Saybrook Road was moved by Commissioner Fazzino and seconded by Commissioner Pelletier. The Chair called for the vote. The chair states the matter passes unanimously.

## 8. New Business

1. **Request for a Special Exception for a new mixed use development consisting of three 4-story multi-family residential buildings with 144 units, a 2,592 sf community clubhouse and a separate 9,100 sf commercial building at 790-850 Newfield Street. Applicant/agent Marco DiMauro SE2019-5 (Date of receipt 6/6/19; To be scheduled as a public hearing)**

Commission Sugar moves to schedule a public meeting on June 26, 2019 for a Special Exception for a new mixed use development consisting of three 4-story multi-family

residential buildings with 144 units, a 2,592 sf community clubhouse and a separate 9,100 sf commercial building at 790-850 Newfield Street. The chair calls for the vote. The chair states the matter passes unanimously.

2. **Request for a Site Plan Review for a new mixed use development consisting of three 4-story multi-family residential buildings with 144 units, a 2,592 sf community clubhouse and a separate 9,100 sf commercial building at 790-850 Newfield Street. Applicant/agent Marco DiMauro SPR2019-38 (Associated with SE2019-5 above)**

See Item 8.1 above. This Site plan Review is with the Special Exception SE2019-5

3. **Request for a Zoning Map Amendment for an SRD Floating Zone within the NPC Zone for 790-850 Newfield Street Applicant/agent Marco DiMauro Z2019-6 (Date of receipt 6/6/19; To be scheduled as a public hearing)**

Commission Pelletier moves to schedule a public meeting on June 26, 2019 for a Zoning Map Amendment for an SRD Floating Zone within the NPC Zone for 790-850 Newfield Street. Commissioner Salafia seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously.

4. **Request for a favorable G.S. 8-24 Review for an easement for usage and placement of utilities for Little Higby, LLC and Linda B. Pierce on unimproved land owned by the City of Middletown and known as Massa Tom Road. Applicant/agent City of Middletown/PCD Dept. G.S. 8-24 2019-5**

Motion to approve easement was moved by Commissioner Sugar and seconded by Commissioner Pelletier. The chair calls for the vote. The chair states the matter passes unanimously.

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 May 8, 2019 Meeting

Commissioner Rossiter moves for approval of the minutes of the May 8, 2019 Meeting. Commissioner Fazzino 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  
No update

10.3 POCD Discussion

City Planner DeVoe stated that the listening session will be scheduled 7/10, 7/24 & 8/14.

10.4 Zoning Regulations / Text Changes

No changes

**11. Adjournment**

Commissioner Rossiter moves for adjournment at 8:00 PM. Commissioner Sugar seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 7 affirmative votes.

Respectfully Submitted,

Mark DeVoe  
Middletown City Planner