

Middletown Planning and Zoning Commission



Chair	Thom Pattavina ('27)	
Vice-Chair	Tyler Eckstrom ('29)	
Secretary	Nathaniel Spencer ('27)	
Members	Elizabeth Emery ('27)	Morgan Monarca ('27)
	Andrew Reagan ('29)	Vinny Szynkowitz ('29)
Alternates	Alan Cunningham ('27)	Emily McEvoy ('27)
	Konrad Lenart ('29)	
Ex- Officio	Mayor Gene Nocera	
	Marek Kozikowski, AICP, Director of Land Use	

REGULAR MEETING AGENDA

WEDNESDAY, March 25, 2026
Council Chambers, City Hall & Virtual on WebEx
7:00 P.M.

Members of the public may view/listen to the meeting as follows:

1. Going to <https://webex.com> and joining the meeting using the meeting number and password located below.
2. Launching the WebEx application and joining the meeting using the meeting number and password located below.
3. Via telephone at 1-408-418-9388 and the appropriate access code.

Meeting Number/Access Code: 2348 112 5360

Event Password: Middletown

Alternatively, members of the public can attend the meeting at the following link:
<https://middletownct.webex.com/middletownct/j.php?MTID=m82030a36ba7db94fc13355a75ca4297d>

- 1. Pledge of Allegiance**
- 2. Roll Call**
- 3. Items removed from the Agenda**
- 4. Public comment on items on the agenda which are not currently scheduled for a public hearing**
- 5. Confirmation that all hearing signs have been properly posted**
- 6. Public Hearing**
 - 6.1. Petition for a zoning text amendment to create a new Section 4.25 and amend Sections 1.15, 4.18, 5.6, and 6.2 of the Middletown Zoning Code regarding regulation of tobacco specialty retailers, the sales of tobacco related products, and illegal cannabis sales.
Applicant/Agent: City of Middletown/Department of Land Use. [Z2026-2](#)
- 7. Old Business**
 - 7.1. Request for a subdivision creating three (3) lots from a 6.3 acre property located at Freeman Road (Map-Lot: 54-0028) in the R-60 zone. Applicant/Agent: KWB, LLC.
[S2026-1](#) (Must decide by April 24, 2026)

- 7.2. Request for a site plan approval for the construction of an 18,000 SF addition to the existing building located at 2175 South Main Street in the I-4 zone. Applicant/Agent: AMI Sports, LLC. [SPR2025-236](#)
(*Extension granted. Must decide by March 25, 2026*)

8. New Business

- 8.1. Request for a site plan approval for the construction of a multi-use trail through city property near Lawrence School located at Kaplan Drive in the R-1 zone. Applicant/Agent: City of Middletown. [SPR2026-34](#)
- 8.2. Request for a favorable GS 8-24 report for the construction of a multi-use trail through city property near Lawrence School located at Kaplan Drive in the R-1 zone. Applicant/Agent: City of Middletown. [GS 8-24 2026-3](#)

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

10. Minutes, Staff Reports, and Commission Affairs

- 10.1. Minutes of the [March 11, 2026](#) regular meeting.
- 10.2. RiverCOG Report
- 10.3. Staff Report
- 10.4. Commission Affairs

11. Adjournment

Alternates: 1) Alan Cunningham; 2) Konrad Lenart; 3) Emily McEvoy