

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 Szynkowicz ('29*)
Alternates	Alan Cunningham ('27)	Emily McEvoy ('26)
	Konrad Lenart ('29)	
Ex- Officio	Mayor Gene Nocera	
	Marek Kozikowski, AICP, Director of Land Use	

REGULAR MEETING MINUTES

WEDNESDAY, March 11, 2026
Council Chambers, City Hall & Virtual on WebEx
7:00 P.M.

The meeting was held both virtually and in-person. Members of the public had access via <https://webex.com>, the WebEx application, and via telephone.

Start: 7:11 PM
End: 7:31 PM

1. Pledge of Allegiance

The Pledge of Allegiance was made.

2. Roll Call

Present: Commissioner Thom Pattavina
Commissioner Tyler Eckstrom
Commissioner Nathaniel Spencer
Commissioner Elizabeth Emery
Commissioner Andrew Reagan
Commissioner Vinny Szynkowicz
Commissioner Emily McEvoy (Seated for Commissioner Monarca)

Absent: Commissioner Morgan Monarca
Commissioner Alan Cunningham
Commissioner Konrad Lenart

Staff: Marek Kozikowski, Director of Land Use

Public: One person.

3. Items removed from the Agenda

Director Kozikowski stated that item 8.1 has been postponed by the applicant to the March 25th meeting so that the applicant can address department comments and receive Health Department approval. Item 8.2 has been postponed and extended by the applicant so that the applicant can address staff comments.

4. Public comment on items on the agenda which are not currently scheduled for a public hearing

None.

5. Confirmation that all hearing signs have been properly posted

None.

6. Public Hearings

None.

7. Old Business

None.

8. New Business

8.3. Request for an affirmative GS 8-24 report for a new commercial lease for Wild Rose Studio, LLC at the R.M. Keating Historical Enterprise Park. 180 Johnson Street. Applicant/Agent: Christine Marques/Economic and Community Development. GS 8-24 2026-2.

Judith Lamson-Rockwell, Economic and Community Development Specialist, presented the application. Ms. Lamson-Rockwell explained that this is a new 5 year lease occupying 540 square feet of the R.M. Keating Historical Enterprise Park.

Motion to approve the GS 8-24 report.

Moved by Commissioner Spencer, seconded by Commissioner Emery.

Passed unanimously: 7-0.

8.4. Request for the partial release and allocation of the Mercy View Subdivision bond, Subdivision S2016-1, in accordance with the Purchase and Sale Agreement between the City of Middletown and Cocco II, LLC Applicant/Agent: City of Middletown. S2026-1.

Director Kozikowski explained that the city has been working with the developer to get the road completed for over a year. The best way to ensure that the road is completed is to take the road as is. \$145,000 of the bond will go to Public Works for the completion of the road. \$60,000 plus accrued interest will return to the developer and \$45,000 will be held by the commission to ensure the completion of the unpaved driveways.

Move to approve the partial release and allocation of the Mercy View Subdivision bond, Subdivision S2016-1, in accordance with the Purchase and Sale Agreement between the City of Middletown and Cocco II, LLC, as follows:

1. Release \$60,000 of the Planning and Zoning Commission bond, plus accrued interest, to the developer in recognition of work completed;
2. Release and allocate \$145,000 of the bond to the City of Middletown Department of Public Works for completion of the roadway and public improvements associated

- with Jack English Drive; and
3. Retain \$10,000 of the Planning and Zoning Commission bond and \$35,000 of the Water and Sewer Department bond until the developer provides proof that the driveways along Jack English Drive have been paved or that agreements have been executed with the property owners providing payment in lieu of paving those driveways.

Moved by Commissioner Spencer, seconded by Commissioner Emery.
Passed unanimously: 7-0.

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

None.

10. Minutes, Staff Reports and Commission Affairs

10.1. Minutes

Motion to approve the February 11, 2026 regular meeting.
Moved by Commissioner Spencer, seconded by Commissioner Eckstrom.
Passed unanimously: 7-0.

10.2. RiverCOG Report

Commissioner Emery reported that the RiverCOG meeting in February was canceled.

10.3. Staff Report

Director Kozikowski informed the commission that the moratorium on retail establishments that typically sell tobacco and tobacco related products will expire at the end of this month. Director Kozikowski has drafted text amendments that he is asking the commission to provide feedback on the proposed text amendments before the March 25th meeting when the text amendments will be presented in a public hearing.

10.4. Commission Affairs

None.

11. Adjournment

Motion to adjourn.
Moved by Commissioner Spencer, seconded by Commissioner Emery.
Passed Unanimously: 7-0.

Submitted,

Marek Kozikowski, AICP
Director of Land Use