

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 Szykowitz ('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 REVISED

WEDNESDAY, April 8, 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: 2330 079 0679

Event Password: Middletown

Alternatively, members of the public can attend the meeting at the following link:

<https://middletownct.webex.com/middletownct/j.php?MTID=m222439be65fbff5f0ab126bb4684f012>

- 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. Request for a special exception and site plan approval for the construction of a 510 SF retail (beverage) establishment with a 2-lane drive thru located at 733 Washington Street and 35 Boston Road in the MXC zone. Applicant/Agent: Richard D. Carella, Esq/Updike Kelly & Spellacy, PC. [SE2026-2](#)
- 7. Old Business**
- 8. New Business**
 - 8.1. Request for a site plan approval for the construction of a new 50,000 SF warehouse, office, and showroom facility located at 1345 Newfield Street (Map-Lot: 09-0006) in the NPC zone. Applicant/Agent: Alan F. Lamson/FLB Architecture & Planning, Inc. [SPR2026-41](#)

If you require special accommodations for any meeting, please call the ADA Coordinator at (860) 638-4540, (voice) or (860) 638-4812 (TDD/TTY), or the Town Clerk's Office at (860) 638-4910 at least ten (10) days prior to the scheduled meeting.

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 25, 2026](#) regular meeting.
- 10.2. RiverCOG Report
- 10.3. Staff Report
- 10.4. Commission Affairs

11. Adjournment

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