

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

WEDNESDAY, February 11, 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: 2338 225 3960
Event Password: Middletown

Alternatively, members of the public can attend the meeting at the following link:
<https://middletownct.webex.com/middletownct/j.php?MTID=md2d913ce5c24b5525c54037f875639f7>

- 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 to allow for an indoor recreational facility – Escape Room at 725 Main Street, Unit 30 in the B-1 zone. Applicant/Agent: Anthony Lux/No Time To Lose, LLC. [SE2026-1](#)
 - 6.2. Petition for a zoning text amendment to amend Sections 1.15 and 5.6.43 of the Middletown Zoning Code regarding Active Adult Housing Regulations. Applicant/Agent: City of Middletown/Department of Land Use. [Z2026-1](#)
- 7. Old Business**
- 8. New Business**
 - 8.1. Request for an affirmative GS 8-24 report for the partial abandonment of the Russell Street

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.

Right-of-Way located at 334 & 344 Russell Street in the RPZ zone. Applicant/Agent:
Department of Land Use/City of Middletown. [GS 8-24 2026-1](#)

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 [December 10, 2025](#) regular meeting.
- 10.2. RiverCOG Report
- 10.3. Staff Report
- 10.4. Commission Affairs

11. Adjournment

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