

Middletown Zoning Board of Appeals



Chair	Nicholas Ficaro	
Vice Chair	Andrew Santaniello, Sr	
2 nd Vice-Chair	Linda Guarino	
Members	Callie Grippo	
	Richard Pelletier	Vacant
Alternates	Vacant	Vacant
Ex- Officio	Mayor Ben Florsheim	
Staff	Thomas Hazel, CZEO Zoning Enforcement Officer	

ZBA SPECIAL MEETING MINUTES

WEDNESDAY FEBURARY 5, 2026
Council Chambers
5:30P.M.

The meeting was held in-person with 1 virtual commission member.

1. Call to Order

The meeting was called to order at 5:30 pm.

2. Pledge of Allegiance

3. Roll Call

Present: Andrew Santaniello
Richard Pelletier
Callie Grippo
Nicholas Ficaro,
Linda Guarino

Staff: Tom Hazel, Zoning/Blight Enforcement Officer

3.1 Election of Officers

Chair Ficaro nominated Member Grippo for Chair, Santaniello seconded, Vote 5-0-0

Chair Ficaro made a motion to keep the remaining positions the same Guarino seconded Vote 5-0-0

4. Public Comment

None.

5. Approval of Minutes

5.1. Meeting of December 10, 2025 Sepsial Meeting

Motion to approve the minutes of the December 10, 2025 as presented

Moved by Santaniello Seconded by Grippo

Voting in favor: Ficaro, Santaniello, Grippo, Guarino and Pelletier

Passed 5-0-0

6. Old Business

None.

7. New Business

8. Public Hearing

8.1 Request for a variance of Section 4.11 of the Middletown Zoning Code to allow for an accessory

dwelling unit accessory to a two-family home located at 29 Hubbard Street in the DVD zone.
Applicant/Agent: Luis Bautista. V2025-10.

Luis Bautista spoke to the application. He stated he wanted to build a one bedroom ADU for his aging mother to live in. The Zoning Officer stated that section 4.11 specifically stated that ADU's were for single family residences only, with owner occupied homes. The board asked if Mr. Bautista was living in the two family. He stated that the upstairs apartment was vacant and would move there when his mother arrived. The board asked the zoning officer if the ADU was established could he continue to rent the unit after the mother was gone. The response was yes. It would establish a permanent 3 family situation forever. The public hearing was closed and deliberations were conducted.

Members deliberated. Discussed was the need for the unit if there was already a two family, what the hardship was and how this is tied to the land. Deliberations concluded.

Motion to close the public hearing for V2025-10

Moved by Ficaro, Seconded by Grippo

Voting in favor: Grippo, Santaniello, Guarino, Ficaro and Pelletier

Approved 5-0-0

Motion to approve the application V2025-10

Moved by Guarino, Seconded by Pelliter

Voting in favor: Pelletier, Voting against: Grippo, Santaniello, Guarino, and Ficaro

Denied: 1-4-0

9. Adjournment

Motion to adjourn

Moved by Santaniello, Seconded by Grippo

Voting in favor: Guarino, Santaniello, Ficaro, Grippo, and Pelletier

Passed 5-0-0

The meeting adjourned at 5:54 PM.

Submitted,

Thomas Hazel, Zoning/Blight Enforcement Officer
Department of Land Use