

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 ('26)
	Konrad Lenart ('29)	
Ex- Officio	Mayor Gene Nocera	
	Marek Kozikowski, AICP, Director of Land Use	

REGULAR MEETING MINUTES

WEDNESDAY, February 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: 7:02 PM
End: 7:30 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 Morgan Monarca
Commissioner Andrew Reagan
Commissioner Vinny Szykowitz
Commissioner Alan Cunningham (Remotely)
Commissioner Emily McEvoy

Absent: Commissioner Konrad Lenart

Staff: Marek Kozikowski, Director of Land Use

Public: Two people.

3. Items removed from the Agenda

None.

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

Director Kozikowski confirmed that all public hearing signs have been posted.

6. Public Hearings

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.

Director Kozikowski presented the application. The escape room will occupy vacant space at 725 Main Street. No food or beverages will be served. Nine parking spaces are required. There is more than enough parking available onsite. The Planning and Zoning Commission approved an escape room two years ago on Main Street.

Commissioner Emery asked about the lack of handicap parking.

Director Kozikowski responded that he will pass on her concern.

Commissioner Eckstrom commented that he's glad to see these vacant spaces being used.

Motion to close the public hearing.

Moved by Commissioner Spencer, seconded by Commissioner Eckstrom.

Passed unanimously: 7-0.

Motion to approve the special exception.

Moved by Commissioner Spencer, seconded by Commissioner Emery.

Passed unanimously: 7-0.

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.

Director Kozikowski presented the application. He explained that the Planning and Zoning Commission approved a text amendment for Active Adult Housing in 2018. That decision was appealed. A settlement stated that the code that was approved was voided and should have never been printed in the zoning code. This text amendment application that is being proposed tonight is to remove the text that was added in 2018.

Motion to close the public hearing.

Moved by Commissioner Spencer, seconded by Commissioner Emery.

Passed unanimously: 7-0.

Motion to approve the text amendment.

Moved by Commissioner Spencer, seconded by Commissioner Emery.

Passed unanimously: 7-0.

7. Old Business

None.

8. New Business

8.1. Request for an affirmative GS 8-24 report for the partial abandonment of the Russell Street 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.

Director Kozikowski presented the application. He explained that the right-of-way at the corner of Russell Street and Farm Hill Road is very wide. The City is looking to discontinue an area a little over 4,000 square feet that crosses 334 and 344 Russell Street.

Commissioner Eckstrom supports this application.

Commissioner Emery asked if the City would be able to construct a side walk in the future.

Director Kozikowski responded yes, there will be sufficient room to construct a side walk if the City wants to do that.

Motion to approve the 8-24.

Moved by Commissioner Spencer, seconded by Commissioner Eckstrom.

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 December 10, 2025 regular meeting.

Moved by Commissioner Eckstrom, seconded by Commissioner Emery.

Passed unanimously: 6-0-1. (Commissioner Spencer abstained)

10.2. RiverCOG Report

Commissioner Emery reported that most of the meeting was talking about PA25-1 Update, the new zoning laws. Staff will help the Planning and Zoning Commission to make changes to the zoning code that needs to be made.

10.3. Staff Report

Director Kozikowski reported there are some provisions that needs to be addressed by the commission on PA25-1. Director Kozikowski asked the commission what they would like him to do.

Commissioner Pattavina responded that Director Kozikowski should lay out what the Planning and Zoning Commission should be doing.

Commissioner Emery commented that she agrees with Commissioner Pattavina. She also would like to see an outline of zoning code changes that the Planning and Zoning Commission needs to look at.

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