



To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: April 5, 2022

Re: **Public Hearing** – Request of People’s Credit Union for Development Plan Review of proposed modifications to the front façade of an existing commercial building, and request for waivers from certain provisions of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 858 West Main Road, Assessor’s Plat 107NE, Lots 4, 5, 6, 7, 8.

This item was continued to the April 13th Planning Board meeting in order for the applicant to consider design options for the building front façade. Please see the attached revised proposed design. It appears that the revision includes the proposed use of Hardie “Artisan V-Groove” cement board siding rather than the previously proposed EIFS for the area surrounding the front entryway.

The applicant is proposing renovation of an existing commercial building at the above referenced address. The project includes removing the entry canopy at the front entrance to the building and other modifications to the front building façade. A waiver is requested from a requirement of the commercial development design standards of Article 5 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land to allow use of non-traditional, synthetic exterior building materials. Please see the attach building elevations and renderings provided by the applicant.

Requested Waiver:

The applicant is requesting the following waiver from the Commercial Development Design Standards of Article 5 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land:

1. **Section 521.2.C** – Building exteriors and roofs must be constructed of traditional materials such as wooden clapboards, shingles, patterned shingles, brick or stone. The applicant proposes the use of additional exterior insulation finishing system (EIFS) trim to match existing and Hardie cement board siding.

Waivers may be considered in accordance with section 908 of the subdivision regulations where; the literal enforcement of one or more provisions of the regulations is impracticable and will exact undue hardship; because of the peculiar conditions pertaining to the land in question; or where such waiver and/or modification is in the best interest of good planning practice and/or design, as evidenced by consistency with the municipality's comprehensive plan and Zoning Ordinance.

Required findings:

In accordance with section 309 of the Middletown Zoning Ordinance, prior to granting any development plan review approval, or issuing a recommendation in favor of approval to the Zoning Board of Review, the Planning Board shall find that:

- (1) The granting of approval will not result in conditions inimical to the public health, safety and welfare;
- (2) The granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district;
- (3) The plans for such project comply with all the requirements of this chapter and the Regulations, or that necessary waivers from the requirements of the Regulations have been granted;
- (4) The plans for such project are consistent with the Comprehensive Plan; and
- (5) Any conditions or restrictions that are necessary to ensure that these guidelines have been met have been incorporated into the written approval or recommendation.

Please contact me with any questions regarding this matter.

CC: Applicant