



PLANNING BOARD MINUTES

October 11, 2022

Special Meeting – Site Visits

Board members present:

Paul Croce, Chair

Mike Fenton

Bill Nash

BJ Owen

Art Weber

Ron Wolanski, Town Planner

Members absent:

John Ciummo

Joe Pierik

The Board conducted site visits to the properties that are the subject of the applications listed below. The purpose of the meeting is for Planning Board members to view the subject properties.

1. **3:00pm** – Request of Derek Savas for Development Plan Review for a project consisting of a proposed miniature golf course with associated parking and other site improvements, and including requests for waivers from certain requirements of section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property fronting on Valley Road, Assessor's Plat 107NE, Lot 402A.
 - Mr. Croce opened the meeting and reminded board members that there should be no deliberations. The purpose of the meeting is to view the property and to ask questions of the applicant for clarification purposes. There will be no public input.
 - The applicant, Mr. Savas was present and was also represented by project engineer Lyn Small, and attorney Girard Galvin.
 - Mr. Galvin provided an overview of the project. Ms. Small reviewed the site plan, focusing on proposed site work and stormwater management.
 - Board members asked questions regarding the extent of site work and potential future use of the remainder of the parcel. The applicant indicated that there are no plans for additional development at this time. Questions about stormwater management system design, landscape plan, and site access were addressed by the applicant's representatives.
 - There was discussion of zoning relief and waivers from the commercial development design standards. A special use permit is required for the proposed use. It is

anticipated that revised plans will eliminate the need for some of the identified waivers.

2. **3:20pm** – Request of CGRI Middletown, LLC for Development Plan Review for a project consisting of proposed alterations to existing commercial buildings, proposed new commercial buildings, and associated site work, and including requests for waivers from certain requirements of section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 1400 West Main Rd., Assessor's Plat 106, Lot 53A.
- Mr. Croce opened the meeting and reminded board members that there should be no deliberations. The purpose of the meeting is to view the property and to ask questions of the applicant for clarification purposes. There will be no public input.
 - The applicant was represented by David Taglianetti of Carpiionato Group and attorney David Martland.
 - Mr. Taglianetti provided an overview of the project, including proposed building modifications and site work.
 - Board members asked questions regarding site storm drainage, landscaping, and proposed tenants for the project, which that applicant addressed. The applicant stated that they will work with the Town to try to assist with addressing existing off-site poor drainage conditions if possible.
 - There was discussion of the zoning relief needed for the project to proceed, including a special use permit for the proposed bank drive-thru, and for expansion of the shopping center. Requested waivers from the commercial development design guidelines were also discussed.

Meeting adjourned at approximately 3:45pm

Respectfully submitted:
Ron Wolanski
Town Planner