



To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: January 3, 2023

Re: **Public Hearing** – Application of Bucci Development Inc. for Development Plan Review for a proposed medical office building and associated site work, including requested waivers from certain design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located on Valley Rd. approximately ¼ mile north of the intersection of Valley Rd. and East Main Rd., Tax Assessor's Plat 107NE, Lot 402B.

It is recommended that the Planning Board consider continuing this matter to the February 8th regular meeting. The applicant has requested an opportunity to address comments resulting from review by the Town's consulting engineer before proceeding with review by the Technical Review Committee (TRC). The Board should consider awaiting completion of TRC review before proceeding with the public hearing.

The applicant is proposing construction of a new 15,000 sq. ft. medical office building with associated site work. The current vacant property is located on Valley Road in the Limited Business, Traffic Sensitive (LBA) zoning district. The proposed general professional office use is permitted in LBA; therefore, no zoning relief is required.

Site plans, building elevations, and renderings are attached for your review. Request for comment and plans were provided to the DPW director, Town Engineer, Building Official, Fire Department, Roads & Utilities Committee, and Tree Commission. Comments will be provided as they become available.

TRC Review:

I am waiting for notice from the applicant that they are prepared to proceed with TRC review.

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.