



PLANNING BOARD MINUTES

January 3, 2023

Special Meeting – Site Visits

Board members present:

Paul Croce, Chair
Mike Fenton
Bill Nash
Art Weber
Joe Pierik
BJ Owen

Ron Wolanski, Town Planner

Member absent:

John Ciummo

The Board conducted a site visit of the property that is the subject of the application listed below. The purpose of the meeting is for Planning Board members to view the subject property.

- 3:15pm** – 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.
 - 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 Brian Bucci and Dave Bucci of Bucci Development and engineer Lyn Small.
 - Board members asked questions regarding the extent of site work and waiver requests, which the applicant addressed. Ms. Small stated that public sewer and water would serve the site via Bristol Rd.
 - The applicant was advised that the Board will be seeking compliance with the Town's commercial development design standards to the extent possible.
 - Ms. Small stated that she is work to address comments from the Town's consulting engineer. Revised plans will be submitted for review by the Technical Review Committee.

- Mr. Wolanski stated that since TRC review will not be complete in time for the January 11th Planning Board meeting, the matter will likely be continue to the February meeting.
2. **3:35pm** - Request of Paul Thibeault, 34 Namquid Drive, Plat 105, Lot 175, for abandonment of a portion of Northam Lane, an unimproved right-of-way
- Mr. Pierik did not attend this site visit.
 - 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.
 - Paul Thibealt was present. He explained the purpose of the request for abandonment and the history of the subject right-of-way, which predates development in the area, and was used by prior landowners to move livestock between properties. The right-of-way is no longer needed, and several abutting property owners have encroached. He noted that there are no known utilities in the portion of right-of-way proposed for abandonment.
 - Mr. Wolanski stated that the Roads & Utilities committee is currently reviewing the request for recommendation to the Town Council. Possible future used of the right-of-way for stormwater management in the area is being considered. He is not aware of any other concerns regarding the request.
 - Mr. Nash suggested that if the right-of-way is abandoned the Town could consider retaining a drainage easement for possible future use.
 - This matter will be discussed during the January 11th Planning Board meeting.

Meeting adjourned at approximately 3:55pm

Respectfully submitted:
Ron Wolanski
Town Planner