



**PLANNING BOARD MINUTES**  
Special Meeting – Site Visit  
February 2, 2023

**Board members present:**

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

**Also present:**

Anita Guo, Principal Planner

**Members absent:**

John Ciummo  
Art Weber

The Board conducted a site visit 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. **3:15pm** - Application of Sisyphus Holdings LLC for Development Plan Review for construction of a warehouse/office with storage, including parking, utilities, and associated site work, and including requests for waivers from certain design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 165 Oliphant Lane, Tax Assessors Plat 111, Lot 61A
  - 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 attorney Girard Galvin, engineer Lyn Small, representative from Peregrine Group Chris Cardarelli, and property owner Dennis Dougherty.
  - Board members asked questions regarding signage, location near airport, visibility of rooftop equipment, and drainage which the applicant addressed.
  - Mr. Galvin shared that the TRC forwarded a positive recommendation to the Planning Board. There are several identified waivers and conditions which will be addressed prior to permitting with the Town Engineer and consulting Engineer.

2. **3:35pm** - Application of Reed Development Corp. for Development Plan Review for construction of a 4-story, 17,000 sq. ft. footprint self-storage facility, with associated parking, office space, landscaping, stormwater management, and utilities, and including requests for 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 Road approximately 0.2 miles south of the intersection with East Main Rd., Assessor's Plat 107SE, Lot 403.
  - 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 attorney Dave Martland and engineer Mike Russell.
  - Mr. Russell shared that the site will be raised in elevation and access will be on O'Neill Road, a private way via two curb cuts.
  - Board members asked questions about size of loading vehicles, curb cuts on O'Neill, utilities, drainage, building elevation, and building height which the applicant addressed.
  - Mr. Russell stated that the applicant is seeking to keep the building height within the maximum allowed.
3. **3:50pm** - Application of GG Properties, LLC for Development Plan Review for construction of a 15,000 sq. ft. wholesale commercial use building, with associated parking, office space, landscaping, stormwater management, utilities, and associated site work, and including requests for waivers from certain design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located on 72 Johnnycake Hill Road, Assessor's Plat 114, Lot 601
  - 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 attorney Dave Martland and engineer Mike Russell. Mr. Martland shared that the proposed building will be used as an office and storage space.
  - Board members asked questions about requested waivers and conditions, drainage, building design, and parking lot improvements which the applicant addressed.
  - Mr. Russell also shared that there will be some improvements to the parking lot and that the eastern side of the building will be used as a retaining wall.

*Meeting adjourned by consensus at approximately 4:00pm.*

Respectfully submitted,  
Anita Guo  
Principal Planner