



PLANNING BOARD MINUTES
Special Meeting – Site Visit
May 1, 2023

Board members present:

Mike Fenton, Secretary
Art Weber
BJ Owen
John Ciummo
Leon Amarant

Also present:

Anita Guo, Principal Planner

Members absent:

Paul Croce, Chair
Bill Nash, Vice Chair

The Board conducted a site visit to 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.

1. **3:15pm** – Application of Jason Gold for Development Plan Review for construction of a retail/office building, including parking, utilities, and associated site work, and including requests for waivers from certain provisions of the commercial development design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 48 Valley Rd., Tax Assessors Plat 107SE, Lot 103B.
 - Mr. Fenton 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.
 - Engineer Mike Russell and applicant Jason Gold were present at the meeting. Mr. Russell shared details about the circulation, parking, drainage, and delivery spaces. Mr. Gold shared there will be rooftop equipment but shielded. Mr. Gold and Mr. Russell expressed they are mindful of the Town's design standards and strive to minimize the number of requested waivers.
 - Mr. Ciummo asked about the stonewalls which Mr. Russell addressed that the stonewalls will be staying and it is also a town requirement.
 - Mr. Weber asked about the proposed access which is close to a nearby commercial property. Mr. Russell shared that access was also brought up by the Town's

consulting engineer and he is proposing an option to flip the plans so the access will be on the other end of Valley Road. He shared that option is possible with this project but wants to request that as a condition of approval to not adversely impact the applicant's timeline. Mr. Gold expressed he is amicable to that change subject to cost.

- Mr. Weber then asked whether there are plans for a drive-thru which Mr. Gold denied.
- Mr. Amarant asked about the requested waivers which Mr. Russell addressed satisfactorily.

Meeting adjourned by consensus at approximately 3:35pm

Respectfully submitted,
Anita Guo
Principal Planner

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