



PLANNING BOARD MINUTES
Special Meeting – Site Visit
June 5, 2023

Board members present:

Paul Croce, Chair
Bill Nash, Vice Chair
Mike Fenton, Secretary
Art Weber
John Ciummo
Leon Amarant

Also present:

Ron Wolanski, Town Planner

Members absent:

BJ Owen

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 Newport County YMCA for Development Plan Review for the renovation and 4,900+/- sq. ft. expansion of existing daycare facility, including parking, circulation, landscaping, 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 792 Valley Rd., Tax Assessor's Plat 115, Lot 1.

- 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.
- Engineer Mike Russell and applicant Mike Miller were present, along with the applicant's attorney Robert Silva, and project manager Jim Farrar. Mr. Russell reviewed the project plans including the location of the proposed building addition, vehicle access, parking, landscaping, drainage, and grading.
- In response to a question, Mr. Wolanski reviewed the waivers being requested from the commercial development design standards.
- There was discussion of stormwater management concerns. The applicant is working with the acting town engineer to address his concerns. Mr. Wolanski reviewed the recommended conditions of approval which include the need for final sign-off by the town engineer prior to permitting.

- There was discussion of the design of the addition, including roofline and materials. The applicant stated that the exterior building materials will match those approved for the other recent building additions, including cement fiber board siding. The addition will include a pitched roof. Rooftop mechanical equipment will be screened from view.

Meeting adjourned by consensus at approximately 3:30pm

Respectfully submitted,
Ron Wolanski
Town Planner

DRAFT