



PLANNING BOARD MEETING MINUTES
Special Meeting – Site Visits
November 27, 2023

Board members present:

Paul Croce, Chair
Bill Nash
Mike Fenton
Art Weber
John Ciummo
BJ Owen

Member absent:

Leon Amarant

Also present:

Ron Wolanski, Town Planner

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.

- **3:00pm, 650 Green End Ave.** - Request of the Town of Middletown for Master Plan approval for an affordable housing comprehensive permit application submitted pursuant to Middletown Zoning Code, Article 17 *Low and Moderate Income Housing-Comprehensive Permit*, for development of 22 units of affordable multi-family housing for seniors (55+) and other uses, constituting a mixed-use development. Property located at 650 Green End Ave., Assessor's Plat 120 Lot 27.
 - 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 the Town's consultant Frank Spinella, and engineer Jason Kroll.
 - Mr. Spinella reviewed the project plans. The new residential building will be located roughly within the footprint of the existing school building, which will be demolished.
 - Board members asked questions regarding traffic circulation and parking which Mr. Spinella and Mr. Kroll addressed.

- Renderings of the proposed building were presented. There was discussion of proposed exterior building materials and amenities to be provided to residents of the building.
- There was discussion of income and age restrictions for residents and financing of the project.
- The applicant was asked to consider alternative on-site traffic circulation.
- The meeting then transitioned to the next site.
- **3:30pm, 26 Oliphant Lane.** – Request of the Town of Middletown for Master Plan approval for an affordable housing comprehensive permit application submitted pursuant to Middletown Zoning Code, Article 17 *Low and Moderate Income Housing- Comprehensive Permit*, for development of 35 units of affordable multi-family housing and other uses, constituting a mixed-use development. Property located at 26 Oliphant Lane, Assessor's Plat 111 Lot 36.
 - 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 the Town's consultant Frank Spinella, and engineer Jason Kroll.
 - Mr. Spinella reviewed the project plans, which will include renovation of the existing building on site and construction of six new buildings for residential use. The first floor of the school administration building will include office space for use by a local service provider.
 - Board members asked questions about stormwater management, and use and relocation of the existing ball fields, which the applicant and engineer addressed.
 - There was discussion about the expected tenants of the site. Seniors and families will be accommodated. The site will not be age restricted.
 - There being no additional questions, the meeting was adjourned.

Meeting adjourned by consensus at approximately 3:45pm.

Respectfully submitted,
 Ron Wolanski
 Town Planner