



PLANNING BOARD MINUTES
Special Meeting – Site Visit
July 10, 2023

Board members present:

Paul Croce, Chair
Bill Nash
Art Weber
BJ Owen
Leon Amarant

Also present:

Anita Guo, Principal Planner

Members absent:

John Ciummo
Mike Fenton

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. **3:00pm** – Application of Cardinal 159 LLC (IHOP) for Development Plan Review for 1,300+/- sq. ft. expansion of existing restaurant building, 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 **159 West Main Rd.**, Tax Assessor's Plat 108, Lot 45.
 - 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 project manager Jack Kane, engineer Matt Viana, and owners Bill and Karen Cardinal. The applicant introduced the project and shared that the changes include additional kitchen and dining room space, bathroom, new grease trap, landscaping, and new roofing and building exterior.
 - There were questions about shielding rooftop equipment, sewer lines, fencing, landscaping, and building setbacks which the applicant addressed.

Meeting adjourned by consensus at approximately 3:15pm

Respectfully submitted,
Anita Guo
Principal Planner