

## PLANNING & ZONING MEETING

SEPTEMBER 21, 2023

**ATTENDEES:** David Chillas, Chair  
Morris Deputy, Town Manager  
Frank Bailey, Fire Chief  
Donald Dibert  
Billy Duck  
Chuck McCausland  
Jenn Parrish  
Joe Pontak  
Gretchen Rachko  
Charles Roberts  
Keith Thompson

### **PUBLIC HEARINGS:**

**1. 107 Patriot Drive, Suite B – Conditional Use Permit request for a fitness center (Barbell Brothers, LLC) in an M-I zoned area. The fitness center will include a mechanical room, posing room, two restrooms and countertops. CU-12-23. Tax Parcel No. 23-041.00-026.**

Tabled. No one attended.

**2. The Highlands at Middletown – Phase 1 – Revised Record Major Land Development Plan for 144 apartments and site amenities. Tax Parcel 23-007.00-194.**

Andrew Hayes with Foresite Associates presented the revised plan.

- The Highlands subdivision is located on Cleaver Farm Road, across the road from the Medical Center. Residents will enter off Lake Street Extension.
- The Record Plan was approved and recorded in 2009.
- Phase 1 is the first part of the overall subdivision proposing 6 apartment buildings with 24 apartments each, for a total of 144 units.
- Revisions to the plan include:
  - a slightly reduced building square-footage, which allowed for shifting the buildings to produce a more efficient layout;
  - relocating the stormwater wet pond from the front of the site to the back of the site and utilizing the natural soil infiltration properties;
  - an underground facility will be installed in the prior wet pond location to capture flows from Lake Street; community open space will be provided above this facility.
  - The parking lot configuration has been modified so parking stalls are directly in front of the buildings to provide more convenient resident access.
- In addition to the site and stormwater design modifications, the developer will be extending the overall improvements toward Lake Street for a future connection at the New Street

intersection, tie-ins to the roundabout along Cleaver Farm Road, and adding a new sewer pump station. (The roundabout will be designed by others.)

Gretchen Rachko asked what the building height is.  
Mr. Hayes said three-stories, 24 units each building.

Joe Pontak asked if the street extension to the church would be completed at the same time.  
Mr. Hayes said he understands some property will be transferred between the church and the developer; the developer is providing all the infrastructure but it will not be connected at this time.

Morris Deputy stated all the necessary agreements to make the connection have been approved by the Mayor and Council. The developer needs to get the agreements to the church for final signatures. The Town and developer have agreed to a phasing plan that includes the Lake Street/New Street connection and roundabout. The phasing would allow appropriate access during construction.

Frank Bailey asked if Lake Street would connect to Silver Lake Road in Phases 4 and 5.  
Morris Deputy said the plan is Lake Street will be extended to Silver Lake Road when Capano's plan comes through (for the Pederson property).

Chuck McCausland asked if the Ashland Street connector will be upgraded at that this time.  
Mr. Hayes said it will be replaced with a "real" road.

***Moved by Joe Pontak and seconded by Keith Thompson to recommend Mayor and Council approve The Highlands at Middletown – Phase 1 – Revised Record Major Land Development Plan for 144 apartments and site amenities. Motion Carried Unanimously.***

**3. Lot 106 E. Lake Street – Minor Land Development Plan for a two-story modular building with three apartments. Tax Parcel No. 23-006.00-146.**

Tabled. No one attended.

***Moved by Joe Pontak and seconded by Don Dibert to adjourn. Motion Carried Unanimously.***

We believe these minutes accurately reflect what transpired, however, we will appreciate comments involving a different understanding of what occurred. Unless we are notified in writing to the contrary within 10 days after receipt, we will assume all in attendance concur with the accuracy of this transcription.

Respectfully Submitted,

Morris Deputy, P.E.  
Town Manager

RY 9/25/23  
Cc: Mayor & Council  
P & Z Members  
All Attendees  
Verdantas