

**CITY OF MIDDLETOWN
PLANNING BOARD MEETING AGENDA
DECEMBER 3, 2025 7:00 PM
COMMON COUNCIL CHAMBERS
AND VIA DIGITAL TOWN HALL**

Meeting Called By: Anthony Capozella, Planning Board Commissioner
Clerk: Martina Tu, Clerk

Members: Dan Higbie, Richard McCormack, Gretchen Witt, Anthony Capozella, Andy Britto, Dave Madden, Yasmin Dupre

[IGNORE_INDENT]

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES
 - 3.1. Accept the Minutes of November 5, 2025
4. NEW BUSINESS

Request of Bell Flavors and Fragrances, Inc., seeking a special use permit and site plan approval for a building expansion/connection located at 12 Sprague Avenue, Middletown

Request of Dreamfields, Inc., seeking a special use permit and site plan approval for manufacturing and distribution of cannabis products, located at 55 Midland Avenue Ext., Middletown

Request of Middletown Commons LLC., seeking a special use permit and site plan approval for a development of 150 residential units and approximately 27,000 sq. ft. of commercial space, located at 203-231 Dolson Avenue, Middletown

Request of Sarah Bauersachs, seeking a site plan approval and a special use permit to have an eating and drinking establishment (acai/smoothie shop) located at 23-27 West Main Street, Middletown

Request of BDK Masonry and Construction Corp. seeking a special use permit and site plan approval for an eating and drinking establishment with beer and wine, located at 101 North Street, Middletown

Request of Kai Lee and Courtenay Irving, seeking a site plan approval and a special use permit to have an art studio located at 41 Fulton Street, Middletown

Request of Allen Alvarez Gonzalez, seeking a special use permit and site plan approval for grocery, deli, coffee shop, UPS and Amazon drop off and Western Union service, located at 154 Wickham Avenue, Middletown

Request of Jean Ketlet Clerger, seeking a special use permit and site plan approval

for a barbershop, located at 30-32 East Main Street, Middletown

Request of Colin M. Smith, seeking a site plan approval and a special use permit to have an eating and drinking establishment with a full liquor license located at 28-30 West Main Street, Middletown

Request of Angel Gonzalez, seeking a site plan approval and a special use permit to have an eating and drinking establishment located at 79 West Main Street, Middletown. Section 31, Block 12, Lot 2.

5. ADJOURNMENT