

**CITY OF MIDDLETOWN
PLANNING BOARD MEETING AGENDA
JANUARY 7, 2026 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

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

Request of Sobo and Sobo Holdings, LLC, seeking a special use permit and site plan approval for a law office located at 20 Preston Street, Middletown

Request of Elizabeth Hilario, seeking a site plan approval and a special use permit to have a nail spa salon located at 37 North Street, Middletown

Request of Sen Wang, seeking a site plan approval and a special use permit for a proposed 5-story commercial and residential building with 38 apartments, located at 12-14 Union Street and 4-8 Franklin Street, Middletown

Negative Declaration for a previously approved application of Promenade Middletown LLC., for the addition of a memory care unit to an existing adult care facility located at 60-78 Fulton Street

5. ADJOURNMENT