
Application: Special Exception SE2020-6
Applicant: Christopher Bull
Owner: Bull Real Estate
Address: 243 Saybrook Road (35-0221)
Zone: TD
Description: New Two-Family Dwelling

Proposal

Christopher Bull submitted an application for special exception and site plan review to construct a new two-family dwelling and other associated improvements on property located at 243 Saybrook Road in the TD zone pursuant to Sections 39, 44, 55 and 60 of the Middletown Zoning Code.

Existing Conditions

The property consists of two parcels totaling 1.31 acres in the TD (Transitional Development) zone. It is a corner lot with frontage on Saybrook Road and Clew Drive. It is bounded to the north by single-family residential property, to the west by an industrial property, to the south by Clew Drive with a multi-family development beyond and to the east by Saybrook Road with single-family and multi-family residences beyond.

The property was previously improved with a single family dwelling, detached garage, driveways, lawn areas, utilities and other associated improvements. The single-family dwelling has been demolished. The existing detached garage with associated driveway and curb cut remain. The existing mature street trees remain.

Nearly half of the property contains a delineated wetlands along the southwest side property contains a watercourse along the western edge of the property. The wetland area has mature and dense vegetation.

Proposed Conditions

The applicant proposes to construct a new two-family dwelling, driveway, utilities, footing drain, grading and other associated improvements.

Yard, Coverage & Bulk Requirements (TD)

	Proposed	Required (Max or Min)
Font Yard	27.8ft	10ft
Rear Yard	±195ft	10ft
Street Side Yard	26.4ft*	8ft
Side Yard	±88ft	10ft
Coverage	5.5%	50%
Height	1.5 stories	6 Stories

Buildings and Uses

The proposed building is 1 ½ stories containing ±2,720 SF. Its use is a two-family residence, which is a special exception use in the TD Zone (60.01.02). The structure contains two dwelling units. Each dwelling unit contains a basement, 1 car garage, two bedroom, one bath room, kitchen and great room. Each unit will have a front porch and a patio. There is no finished space above the first floor.

Parking, loading and Circulation.

The two-family dwelling use demands 6 parking spaces (40.04.16). The structure will contain one garage space for each unit. The driveway can fit up to an additional 4 parking spaces, tandem to the garages. Furthermore, the existing garage and its driveway can potentially be used for parking as well.

The driveway will require a new curb cut on Saybrook Road.

Drainage

The stormwater management plan consists of collecting runoff from the rear and sides of the building and directing it underground with roof leaders and discharging to a splash pad in the yard. The remaining stormwater will sheet flow across the yard or be directed to a drainage swale along the east side of the property.

Utilities

The property is currently served by City water and sewer. The site plan proposed to connect to the existing sewer lateral that is on the property.

Erosion & Sediment Controls

The proposed erosion & sedimentation controls consisting of a single row of silk fencing between the site disturbance and the wetland area. A stockpile area is proposed on the south side of the disturbed area and in the upland review area.

Landscaping

No additional landscaping is proposed. The property has existing mature street trees that will remain on site.

Inland Wetlands

The proposed dwelling is 63 ft from the wetlands and within the upland review area. A wetlands permit #2020-16 was granted by the Inland Wetland and Watercourses Agency on October 7, 2020.

Special Exception Findings (44.04)

The Commission may grant a special exception when making a finding on the following criteria below:

Compliance with the City Plan

The proposal addresses multiple guiding principles for development listing in the 2010 Plan of Conservation and Development including ensuring a mix of uses, development along major transportation corridors and developing in areas serviced by sewer and water.

Adverse Effects

The property is adjacent to other residential uses. It is unlikely that the increase in residential density by one unit will have any adverse impacts to the area.

Visibility and Accessibility

N/A.

Traffic Movement

The site plan shows a new residential driveway on Saybrook Road. The driveway is ±80ft from the intersection with Clew Drive. There is a stop sign on Clew Drive only at this intersection. The driveway design requires vehicles to back out onto Saybrook Road to exit the property.

Orderly Development

There are single-family and multi-family uses in the direct vicinity of the subject property. Two-family building is consistent with this transitional development.

Property Values and Character

The property values and character of the area would likely improve with this new investment in the area.

Parking and Loading

The site plan complies with parking standards of Section 40.08.

Compliance with Standards

There are no additional special exception standards for a two-family use in the TD Zone.

Issues to be Resolved

1. The applicant submitted a revised site plan to address Water and Sewer Departments. Revised comments are forthcoming.
2. The site plan should be revised to address IWWA conditions which include:
 - a. The drain pipe should be shortened and discharge outside of the wetland area.
 - b. The stockpile area should be moved towards the remaining garage and further from the wetlands.
 - c. The E&S plan should be revised to show a double row of silt fencing.

Staff Recommendations

Upon the applicant agreeing to resolve the issues listed above, staff recommends approval of the special exception and site plan subject to the following notes, conditions, and/or modifications:

1. The site plan should be revised to address the IWWA conditions.

2. Prior to the issuance of building permits:
 - a. Site development plans and architectural plans shall be submitted to PCD Staff to verify compliance with this special exception/site plan approval and the Middletown Zoning Code.
 - b. Any outstanding department comments shall be addressed.