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October 2, 2020

Planning and Zoning Commission
City of Middletown (City)
245 Dekoven Drive
Middletown, CT 06457

RE: Site Plan Review application for proposed development at Lot #5 Bysiewicz Drive

Dear Commission Members,

This letter summarizes the application of Arconn Realty, LLC (Applicant) for the development of an open parcel of land at Lot #5, Bysiewicz Drive. This letter is accompanied by the formal application and plan drawings illustrating the proposed work. The application materials have been prepared by Alfred Benesch and Company (Benesch) acting as agent to the applicant, and Hibbard & Rosa Architects, LLC (HRA).

The Applicant proposes construction of a multi-tenant industrial building totaling 15,185G.S.F. A total of seven (7) tenant spaces are proposed within the building footprint. All tenants will share use of a 31 space parking lot. Site access will run south from Bysiewicz Drive along the "flag" portion of the lot which runs between 75 and 95 Bysiewicz Drive properties. Existing cross-easements at this flag for the 75 and 95 Bysiewicz Drive properties will remain in place.

Stormwater runoff from the building and parking lot will be conveyed to a line of drains and pipes flowing northeast to an existing drainage structure. From here, the runoff connects to the public system in Bysiewicz Drive. This system was designed to meet stormwater treatment and peak-flow detention requirements with the assumption that all lots in this subdivision would be constructed at their maximum imperviousness.

Truck turning movements have been analyzed and the proposed parking areas can accommodate these movements. Existing landscape buffering the site from adjacent residential properties has been maintained. Additional screening plantings have been proposed in accordance with the buffer requirements in the regulations. Utility service will run from Bysiewicz Drive.

The layout is prepared in accordance with the zoning regulations and the use is consistent with those permitted in the Interstate Trade (IT) Zone. We believe this application serves not only the needs of the applicant but the needs of the greater City of Middletown. The small business uses proposed as tenant space advance the City's 2020 Plan of Conservation and Develop goals for promoting and supporting these types of enterprise.

We look forward to further presenting and discussing this application before you at your next public hearing.

Respectfully Submitted,
Alfred Benesch & Company

A handwritten signature in black ink that reads "Will Walter".

William G. Walter, P.E.
Senior Project Manager

Attachments: Site Plans (24"x36" format)