

TOWN OF MIDDLETOWN
PLANNING & ZONING COMMISSION

AGENDA

Thursday, August 20, 2026

7 p.m. Regular Meeting

Town Hall Council Chambers

19 W. Green St., Middletown

- **Call to Order**
- **Pledge of Allegiance**
- **Public Hearings:**

1. 410 Diamond State Blvd., Suite D – Conditional Use Permit request for a small-batch light manufacturing and assembly of candles, room sprays and other home fragrance products, including wax melting and pouring, product assembly, labeling, packaging, storage, e-commerce order fulfillment and office work (Melt Your Heart LLC) in an M-I zoned area. CU-16-26.
Tax Parcel No. 23-008.00-115.
2. 20 N. Cox Street and 32 Anderson Street – Preliminary Minor Subdivision Plan for the adjustment of the common lot line between the two parcels listed, for the construction of a single-family semi-detached building in an R-2 and C-2 zoned area.
Tax Parcel Nos: 23-006.00-239 and 23-006.00-241.
3. 123 W. Main Street – Historic Review of planned front façade renovations to building.
4. 1924 Middle Neck Road – 301 Business Park South – Amended Record Major Land Development Plan for a 1.9 million +/- square foot, two-story e-commerce fulfillment center, along with associated parking, loading area and accessways. These plans will supersede the Recorded Plan dated Oct. 21, 2025. Tax Parcel No. 23-068.00-002.
5. 102 N. Catherine Street – Preliminary Subdivision Plan for the division of one parcel into two additional residential lots to have frontage along Crawford Street in an R-2 zoned area.
Tax Parcel No. 23-006.00-185.
6. 224 Wiggins Mill Road – Preliminary Major Subdivision Plan for Greenough at the Estates of Saint Annes, proposing 33 new single-family detached lots on two streets. The property was designated Lot 1 of the Estates at Saint Annes Major Subdivision Plan, recorded under instrument number 20031003-0128103. Tax Parcel No. 23-053.00-001.

- **Adjournment**