

TOWN OF MIDDLETOWN
PLANNING & ZONING COMMISSION
AGENDA

Thursday, Sept. 17, 2026

7 p.m. Regular Meeting

Town Hall Council Chambers

19 W. Green St., Middletown

- **Call to Order**
- **Pledge of Allegiance**
- **Public Hearings:**
 1. 108 Patriot Drive, Suite D – Conditional Use Permit request for an athlete academy, performance and fitness training facility (First State Performance, LLC) in an M-I zoned area. CU-17-26. Tax Parcel No. 23-041.00-005.
 2. 119 Patriot Drive, Suites A, B & C – Conditional Use Permit request for Momentum Volleyball Club to operate an indoor youth athletic and recreational facility for volleyball practices, training, clinics, leagues, camps, open gyms and club programs. May be used for pickleball at times. M-I zoned area. CU-18-26. Tax Parcel No. 23-041.00-019.
 3. 1100 Industrial Drive, Suites 4 & 5 – Conditional Use Permit request for a residential plumbing, heating and cooling contractor (Triton Services) to utilize the space for its offices, warehouse, training and dispatch in an M-I zoned area. CU-19-26. Tax Parcel No. 23-012.00-020.
 4. 700 N. Broad Street, Suite B – Conditional Use Permit request for the operation of a self-storage facility (Extra Space) in an M-I zoned area. CU-20-26. Tax Parcel No. 23-003.00-009.
 5. 735 & 745 Levels Road, Parcel 5 & 6 of the Poole East Subdivision – Conditional Use Permit request for the operation of self-storage facilities in a C-3 zoned area. CU-21-26. Tax Parcel Nos: 23-049.00-044 and 23-049.00-045.
 6. 735 & 745 Levels Road, Parcel 5 & 6 of the Poole East Subdivision – Preliminary Major Land Development Plan for self-storage facilities. Parcel 5 proposes a 122,760 s.f. +/- three-story climate controlled self-storage facility and a non-climate controlled single-story self-storage of 4,000 s.f.; for a total of +/- 126,760 s.f. Parcel 6 proposes a 93,600 s.f. +/- three-story climate controlled self-storage facility. The project proposes to develop Parcel 5 in the first phase with Parcel 6 as a second, future phase. C-3 zoned area. Tax Parcel Nos: 23-049.00-044 and 23-049.00-045.
 7. 18 & 20 Lockwood Street – Minor Subdivision Plan for the adjustment of the common lot line between the two parcels for construction of a single-family, semi-detached dwelling in an R-2 zoned area on 0.13 +/- acres. Tax Parcel Nos. 23-005.00-071 and 23-005.00-072.
 8. 13 Pennington Street – Minor Subdivision and Lot Line Adjustment Plan for the adjustment of the lot line on Parcel 23-005.00-102 to fix the existing property line that runs through the existing building and to subdivide the remaining parcel into two lots for the construction of a single-family, semi-detached dwelling with associated improvements. R-2 zoned area. Tax Parcel Nos: 23-005.00-102 and 23-005.00-103.
- **Adjournment**