

TOWN OF MIDDLETON
INDUSTRIAL COMMERCIAL DESIGN REVIEW COMMITTEE

Meeting Notes from Thursday February 13, 2025

Members present: ICDRC Chair Linda Richards, ICDRC member Kendra Petrone, Town Planner Anna Carmer and Villebridge Real Estate Developer Lars Unhjem.

1. Meeting Called to Order at 1:05pm.
2. Updates On Previously Discussed Applications

49 S Main St. The Industrial Commercial Design Review Committee, and Town Planner Anna Carmer met with Lars Unhjem of Villebridge Real Estate Development to discuss proposed changes to the special permits previously reviewed.

Letter of intent for one restaurant company; 153 parking spaces for the entire area (not just for restaurant patrons). Back units are somewhat deeper than the prior proposed site plan. In order to keep a sidewalk between parking (that abuts Rowell Lane) the buffer had to be tapered down. The raised crosswalk will elevate pedestrians and ensure safety from oncoming 114 traffic.

Patio in place of the previously proposed Drive-Thru on the separate commercial building. Back lighting will be facing 114, as to not fully affect Rowell Lane residents. Some dimension changes (10 feet instead of 11 feet high window to height of the property). Slight separation between larger commercial restaurant area and second building.

One entry and exit closer to Rowell Lane; Sidewalk added on the side parallel to Boston Street. Lighting begins at the property line of Boston Street and in front of the actual storefront.