




# City of Middletown

## Department of Planning, Conservation & Development

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### MEMORANDUM

TO: Inland Wetlands & Watercourses Agency &  
Planning & Zoning Commission

FROM: Marek Kozikowski, AICP, City Planner 

DATE: April 21, 2021

RE: **IWWA Application #2021-2**  
**Special Exception #2021-2**  
**49 Fedex Drive**  
**Proposed Employee and Trailer Parking Expansion**

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On April 20, 2021 the Commission on Conservation and Agriculture (“Commission”) reviewed the proposal to expand the existing employee parking area and expand the trailer parking area at the FedEx facility located at 49 Fedex Drive.

The Commission made the following comments:

1. The applicant should demonstrate best practices in low-impact development in stormwater management and should identify which measures they will adopt into the plan.
2. The Commission expresses concern regarding the effect of the proposal on the Sawmill Brook stream corridor noting that this is a sensitive environmental area. The Plan of Conservation and Development includes this area as a greenway corridor.
3. The Commission is concerned with the amount of new impervious surfaces and the applicant should demonstrate compliance with the Mattabeset Watershed Management Plan.
4. The Commission finds the alternative locations described in the wetlands report to be preferable to the proposed location. The applicant should explain why those locations were abandoned.
5. The results of the Natural Diversity Database impact report should be considered.