

SECTION II

Setting the Course Planning issues facing Middletown

With the goal of identifying the major land use issues facing the city in the next 10 years, the Planning and Zoning Commission spent the majority of the Summer of 2006 reviewing technical memorandum related to various areas of town during public workshops.

These memorandum discussed the natural resources, open spaces, the remaining undeveloped land and the primary issues facing each area.

These workshops were very informative as to the amount of open space preservation that has occurred, where undeveloped land remained and where future growth would occur. It became quite clear that Middletown is a mature community, which will see limited growth in the next decade.

Middletown is clearly a town of varying landscapes, including rural, suburban and urban. This is Middletown's most unique feature and most valuable characteristic. Understanding that the differentiated product demands a premium and understanding that Middletown's diverse landscape is its most unique feature it is imperative that Middletown preserve its rural character, maintain a healthy suburban market and continuously strive for a vibrant downtown.

The conclusion can be drawn that the suburban market is very healthy, the rural landscape is threatened by suburban expansion and the urban, while appearing healthy, is very threatened by negative forces.

The following chapters will discuss the major land use issues facing the City of Middletown. The chapters will also offer very specific recommendations designed to implement this plan.