



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842
(401) 849-4027 | MiddletownRI.com

NOTICE

MIDDLETOWN PLANNING BOARD

The Middletown Planning Board will meet on **Wednesday, December 13, 2023 at 6:00pm**
Town Council Chambers
350 East Main Rd., Middletown, RI 02842

Said meeting can also be accessed by video/telephone conference call on the date and time referenced. Members of the public may view and participate in the meeting in real-time by accessing the web conference on your computer or mobile device/phone using this link:

<https://us02web.zoom.us/j/88265537000>

Access by telephone call is also available by calling toll free: (888) 475-4499 (Toll Free).

Meeting ID when prompted: 882 6553 7000

To view the latest plans and other materials for items on the agenda go to:

<https://middletownri.com/504/Planning-Board-Meeting-Packets> or contact the Planning Dept. to schedule an appointment to view the application file.

AGENDA

1. **Approval of the minutes of the November 8, 2023 regular Planning Board meeting and the special meetings of November 27, November 29, and December 6, 2023.**
2. **Correspondence**
3. **Agenda modifications**
4. **Old Business**
 - A. **Public Hearing** - Application of A1 Roofing & Construction LLC for Development Plan Review for renovation of an existing commercial building including exterior changes and requests for waivers from certain provisions of the commercial development design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 1133 West Main Rd., Tax Assessors Plat 106, Lot 111
 - B. Request of Peter Gallipeau, developer of the Saltwood Farm subdivision for the Planning Board to set the amount of performance security to secure completion of Phase 3 of the development per section 702 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land.
 - C. **Public Hearing** - Consideration and action on a petition of Mello Realty Inc. requesting amendment to the Future Land Use Map, Map L-4 of the Middletown Comprehensive Community Plan to change the designation of property fronting on

Coddington Highway, Plat 103, Lot 103 from high-density residential and limited & office business to industrial.

- D. Recommendation to the Town Council on a petition of Mello Realty Inc. requesting amendment to the Middletown Zoning Map referenced in Town Code Chapter 152 to change the designation of property fronting on Coddington Highway, Plat 103, Lot 103 from mobile home/transient trailer (MT) and limited business (LB) to light industry (LI).
- E. Consideration of recommendation to the Town Council on a proposed historic preservation incentive program.
- F. Discuss and provide recommendation to the Town Council on amendments to the zoning ordinance, Town Code Chapter 152, and other action needed in response to legislation passed during the RI General Assembly's 2023 session, including Senate bills S1037A and S1050A regarding affordable housing comprehensive permits, including proposed amendments to all sections of Zoning Ordinance Article 17 - LOW AND MODERATE INCOME HOUSING - COMPREHENSIVE PERMIT

5. New Business

- A. **Public Hearing** - Application of Jonesley, LLC for Development Plan Review for renovation of an existing commercial building and associated site work, and including requests for waivers from certain provisions of the commercial development design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 314 Oliphant Lane, Tax Assessor's Plat 117, Lot 84C.

6. Updates

- A. Status Report on Planning Board action items.
- B. Committee reports
 - 1. Comprehensive Plan Update Committee
 - 2. Tree Commission
 - 3. Open Space and Fields Committee
 - 4. Conservation Commission
 - 5. Affordable Housing Committee
 - 6. Commercial Design Standards Subcommittee
- C. Upcoming meetings:
 - 1. December 14, 2023, 6pm – CPUC meeting
 - 2. December 18, 2023, 3pm – Planning Board subcommittee on commercial design standards
 - 3. January 10, 2024, 6pm – Regular Planning Board meeting.

All items on this agenda may be considered, discussed and voted upon. The Planning Board has adopted a policy that any applications not reached before 9pm will be continued to the next regular monthly Planning Board meeting. This meeting location is accessible to the handicapped. Individuals requiring interpreter services for the hearing impaired should notify the Town Clerk's Office at (401) 847-0009 not less than 48 hours before this meeting.