



**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, January 10, 2024 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 December 13, 2023 regular Planning Board meeting.**
2. **Correspondence**
3. **Agenda modifications**
4. **Old Business**
  - A. 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.
5. **New Business**
  - A. Request of the Zoning Board of Review for an advisory recommendation regarding an application of Clive & Gail Youtlen for a special use permit to allow an addition to an existing dwelling located within Zone 1 of the Watershed Protection District. Property located at 942 Green End Ave., Plat 120, Lot 72A.
  - B. Request of Peter Galipeau, developer of the Saltwood Farm subdivision, for extension of the approval for subdivision Phase 3 to February 29, 2024.
  - C. **Public Hearing** - Application of Seascape Holdings, LLC for Development Plan Review for construction of a new 30' x 64' commercial building for office and storage use. The application includes requests for waivers from certain provisions of the

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commercial development design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, and request for a variance from section 603 of the Middletown zoning ordinance, Town Code Chapter 152 to allow a side setback of 5.1 feet along the easterly property line where 18.7 feet is required. Property located at 985 Aquidneck Ave., Tax Assessors Plat 113, Lot 208.

## **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. Commercial Design Standards Subcommittee
- C. Upcoming meetings:
  - 1. January 11, 2024, 6pm – CPUC meeting
  - 2. January 24, 2024, 6pm – Public Workshop: Fertilizer & Pesticide Policy
  - 3. February 14, 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.