



**MIDDLETOWN**  
Rhode Island

**PLANNING DEPARTMENT**

**TOWN OF MIDDLETOWN**

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To: Hon. Paul M. Rodrigues, President  
Town Council Members

From: Paul A. Croce, Chairman  
Middletown Planning Board

Date: December 20, 2023

Re: 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).

The Town Council requested an advisory recommendation from the Planning Board regarding the petition referenced above to amend the Middletown Zoning Ordinance, Zoning Map. The petition includes a request to rezone the subject property from mobile home/transient trailer (MT) and limited business (LB) to light industry (LI). The petitioner has indicated their intent to develop the property for use as a tradesmen's center.

In considering the requested change of zoning designation for the subject parcel, during its meeting on December 13, 2023 the Board found, as required by state law (RIGL §45-24-52), that the proposed amendment: 1) is generally consistent with the Middletown Comprehensive Community Plan, if the Future Land Use Map is amended to designate the property for industrial use as separately requested by the petitioner, including the goals and policies statement, the implementation program, and all other applicable elements of the comprehensive plan; and 2) is consistent with the applicable purposes of zoning, as presented in Rhode Island General Laws § 45-24-30.

Based on these findings, the Planning Board voted 6-0-0 to recommend that the Town Council approve the proposed zoning map amendment subject to restriction of the use of the property as mutually agreed to by the petitioner and abutting property owner Susan Smith, owner of property at 30 Paquin Place, or as the Town Council deems appropriate.

Paul A. Croce, Chair  
Middletown Planning Board








cc. Town Solicitor  
Town Clerk



# TOWN OF MIDDLETOWN

Proposed Amendment  
 The Town Code Title XV: Land Usage  
 Chapter 152, Zoning Code

## Legend

-  Lot with Proposed Zoning District Change from Limited Business (LB) and Mobile Home/Transient Trailer (MT) to Light Industrial (LI)
-  Roads
- Zoning Name and Description**
-  LB - Limited Business
-  MT - Mobile Home/Transient Trailer
-  P - Public
-  R-10 - High Density Residential
-  RM - Residential Multi-Family

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Sources: RIGIS, Town of Middletown. Author: AG. Date Saved: 10/10/2023

