



PLANNING BOARD MINUTES  
Regular Meeting  
January 10, 2024, 6pm  
Town Council Chambers – Town Hall  
350 East Main Road  
Middletown, RI 02842

**Board members present:**

Paul Croce, Chair  
Bill Nash, Vice Chair  
Michael Fenton, Secretary  
Art Weber  
B.J. Owen  
Leon Amarant

**Also present:**

Ron Wolanski, Town Planner  
Michael Monti, Assistant Town Solicitor  
Anita Guo, Principal Planner

Mr. Croce called the meeting to order at 6:00pm

**1. Approval of minutes**

- a. December 13, 2023 regular Planning Board meeting
  - i. **Motion** by Ms. Owen, seconded by Mr. Weber to approve the minutes. **Vote:** 5-0-0, Mr. Nash had not arrived.

**2. Correspondence**

- a. Matt Ley Letter
  - i. Motion by Ms. Owen, seconded by Mr. Weber to receive said correspondence. **Vote:** 5-0-0, Mr. Nash had not arrived.

**3. Agenda modifications**

- a. The remaining items were heard in the following sequence: 5c, 4a, 5b, 5a, and 6

**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.

- i. Mr. Croce shared the Planning Board received the cost estimate from the Town Engineer.
- ii. **Motion** by Ms. Owen, seconded Mr. Weber to set the performance security at \$248,406.25 for the remainder of the public improvements for phase 3 of the Saltwood Farm subdivision. **Vote:** 5-0-0, Mr. Nash had not arrived.

## 5. New Business

- a. Request of the Zoning Board of Review for an advisory recommendation regarding an application of Clive & Gail Youlten 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.
  - i. Attorney Sean Bouchard represented the applicant. Mr. Bouchard shared the applicant is proposing to build an addition on their property located in the Zone 1 of the Watershed Protection District. He shared that the application received a positive recommendation from the Conservation Committee subject to the condition that the applicant shall comply with the Town Ordinance and there shall not be any impacts on the Maidford River during construction. Mr. Bouchard shared they have no objections to that condition and that they are requesting a variance for lot coverage from 15% to 15.8%.
  - ii. Mr. Wolanski shared TRC is not required for a special use permit in the Watershed Protection District. Mr. Weber expressed he wants to see a description of the work and a recommendation from the Town Engineer.
  - iii. There was discussion about the bathroom addition, floor plans, stormwater runoff, soil erosion and run off plan, and lot coverage relief. Mr. Bouchard shared the property is served by Town sewer and no septic systems are proposed. Mr. Monti shared that the lot is a nonconforming lot and with the new state law changes, the applicant does not need to apply for relief on the lot coverage, only a special use permit for the Zone 1 Watershed Protection District. Mr. Amarant said he does not see a need to delay the project any further as it is a minimal footprint expansion.
  - iv. Mr. Weber and Mr. Croce suggested a continuance so the applicant can provide additional information about the proposed project.
  - v. Mr. Fenton asked for detailed plans that show the proposed work.
  - vi. Mr. Bouchard stated the project is not a major development but rather a bump out with the removal of the existing deck and addition. He stated his client is comfortable with meeting all stormwater requirements and conditions and denied the suggestion for continuance.
  - vii. There was discussion about the minimal expansion of 0.4%, state law changes, environmental concerns, and lot coverage.
  - viii. Mr. Amarant encouraged the rest of the Planning Board to approve the request.
  - ix. Mr. Croce expressed mixed feelings as he has no problem with the application but wants to have more information.
  - x. **Motion** by Mr. Amarant, seconded by Ms. Owen to forward a positive recommendation to the Zoning Board of Review, subject to the following conditions.

1. The builder is required to comply with the provisions of the town's storm water management ordinance (Chapter 153), including construction site runoff and erosion control (Chapter 151). With the proposed increase in impervious area, surface water runoff is a potential issue. The use of pervious paving and other methods to promote infiltration of storm runoff should be considered as means of mitigation. The storm water management plan should be reviewed to assure surface water runoff does not increase.
  2. The use of lawn chemicals, fertilizers, and other chemicals with the potential to adversely impact ground and surface water quality shall be prohibited within Watershed Protection District, Zone 1.
- xi. **Vote:** 4-1-0, with Mr. Weber in opposition.
- b. Request of Peter Galipeau, developer of the Saltwood Farm subdivision, for extension of the approval for subdivision Phase 3 to February 29, 2024.
    - i. Mr. Galipeau shared that he is requesting a final extension to finalize the bond security and to record the phase 3 subdivision plan.
    - ii. **Motion** by Ms. Owen, seconded by Mr. Weber to extend the approval for subdivision Phase 3 to February 29, 2024. **Vote:** 5-0-0, Mr. Nash had not arrived.
  - 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 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.
    - i. **Motion** by Ms. Owen, seconded by Mr. Weber to continue this item to the February 14, 2023 meeting. **Vote:** 5-0-0, Mr. Nash had not arrived.
6. Updates
- a. Status Report on Planning Board Action Items.
    - i. Mr. Croce asked about the status of the Town Council public hearing on the airport zoning. Mr. Wolanski shared that he spoke with the Town Solicitor and the intent is to advertise for the airport zoning, use table, and other amendments possibly in March.
    - ii. There was discussion about the renaming of streets which Mr. Wolanski stated is under Fire Department purview.
  - b. Committee reports
    - i. Comprehensive Plan Update Committee – Mr. Wolanski shared that a meeting is scheduled for tomorrow evening.
    - ii. Tree Commission – Ms. Owen shared there is an upcoming meeting with a heavy agenda.
    - iii. Open Space and Fields Committee – No updates.

- iv. Conservation Commission – Mr. Amarant shared there is an upcoming meeting on Monday. There was discussion about wind turbines, the visibility from the shoreline, and its impacts.
  - v. Commercial Design Standards Subcommittee – Mr. Fenton shared the subcommittee went through the entire ordinance and there is one more meeting to finalize the proposed amendments.
  - vi. Mr. Croce shared that he is terming off after serving on the Planning Board for nine years and thanked Mr. Wolanski, the principal planners, the Town Solicitors, and the Planning Board.
- c. Upcoming meetings:
- i. January 11, 2024, 6pm – CPUC meeting
  - ii. January 24, 2024, 6pm – Public Workshop: Fertilizer & Pesticide Policy
  - iii. February 14, 2024, 6pm – Regular Planning Board meeting.

**Motion** by Mr. Nash, seconded by Mr. Weber to adjourn. **Vote:** 6-0-0  
Meeting adjourned at approximately 6:50pm.

Respectfully submitted,  
Mike Fenton, Secretary