



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, February 14, 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 January 10, 2024 regular Planning Board meeting, and the special meetings of December 12, 2023, and January 24, 2024.**
- 2. Correspondence**
- 3. Agenda modifications**
- 4. Old Business**
 - A. Public Hearing** - Application of Seascope 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.
 - B. Recommendation to the Town Council on a proposed policy to promote the responsible use of fertilizers and pesticides to limit adverse impacts on the town's environment, including ground and surface water resources.**

5. New Business

- A. **Public Hearing** - Request of Creative Properties, Inc. for a waiver from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521 for proposed replacement of exterior siding of an existing commercial building with composite siding. Property located at 796 Aquidneck Ave., Assessor's Plat 114 Lot 92A.
- B. Review and recommendation to the Town Council on proposed amendments to Section 400 DEFINITIONS of the Middletown zoning ordinance regarding the definition for Lot Line and determination of the front lot line for corner and through lots.
- C. Review subcommittee recommendations regarding amendments to commercial design standards contained in Section 521 of the *Middletown Rules and Regulations Regarding the Subdivision and Development of Land*. Consider scheduling public hearing regarding proposed amendments to the regulations.
- D. Review proposed amendments to the fee schedule for Planning Board applications. Consider scheduling public hearing regarding proposed amendments to the *Middletown Rules and Regulations Regarding the Subdivision and Development of Land*.

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. February 15, 2024, 6pm – CPUC public workshop meeting
 - 2. March 13, 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.