



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, April 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. Election of Officers**
- 2. Approval of the minutes of the March 13, 2024 regular Planning Board meeting, and the special meeting of March 27, 2024.**
- 3. Correspondence**
 - A. Memo of the Town Planner dated March 18, 2024 re administrative subdivision approval – Timothy Barrow & Voltealo, LLC, properties located at 2 Wedgewood Drive and 260 Valley Road, Plat 114, Lots 4B, 254
- 4. Agenda modifications**
- 5. Old Business**
- 6. New Business**
 - A. **Public Hearing** - Request of Oxbow Farms Realty Associates for a waiver from design standards section 521.2.B.2 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land for proposed installation of replacement windows not meeting design requirements in an existing building located on Rogers Lane, Assessor's Plat 105, Lot 292.
 - B. **Public Hearing** – Request of Wave Pond Hotel, LLC for combined Preliminary Plan and Final Plan approval for a Minor Land Development Project for construction of an eight-room motel, pool and associated site work, and including request for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, Section 521. The application includes

request for a special use permit per sections 602 & 1400 et seq of the zoning ordinance to allow the motel use in the limited business traffic sensitive (LBA) and Atlantic Beach Overlay District (ABD) zoning district, and variance from zoning ordinance sections 603 & 1406 to allow a westerly side yard setback of 10 feet and an easterly side yard setback of 9.9 feet where 13.7 feet is required, and lot coverage of 36.37% where 32.75% is permitted, and variance from section 1306 to provide 8 parking spaces where 12 are required, and variance from section 3002(C)(1) to allow front yard parking where prohibited, and variance from section 3002(E)(2) to allow landscaped buffers of 0 feet, 2 feet and 4 feet along the westerly, easterly and northerly property lines respectively, where 5 feet is required. Property located at 38 Purgatory Road, Assessor's Plat 116NW Lot 13.

- C. **Public Hearing** – Application of Mello Realty, Inc. for Master Plan approval of a Major Land Development Project for the construction of four (4), 14,400 sq.ft. commercial buildings, each containing twelve (12) tradesman units, with parking, and other site improvements, 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, including sections 521.1.B.3, 521.2.C & D, 521.3.B, D.2, D.3 & F.2. The application includes requests for variance from Middletown zoning ordinance sections: 903, 724(B)(2) to allow a 0 ft. vegetated buffer along the east property line where 25 feet is required; 724(B)(4) to allow building setback of 42 feet from the east property line where 50 feet is required; 724(B)(5) to allow a dumpster setback of 5 feet from the east and south property lines where 50 feet is required, 719(A) to allow fewer than the cumulative number of required parking spaces, 1301(C) to allow a 0 ft vegetated buffer along the east property line where 20 feet is required; (D) to allow parking with a 0 ft setback from the east property line where 10 feet is required; (G) to allow noncompliance with landscaping requirements; 1304 to provide 120 parking spaces where 173 spaces are required; and 1307(B) to provide no loading zones where 4 are required. Property located on the south side of Coddington Hwy, approx. 0.2 miles to west of the intersection with Sherman Lane. Tax Assessors Plat 103, Lot 103.

7. 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
- C. Upcoming meetings:
1. April 11, 2024, 6pm – CPUC meeting
 2. May 8, 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.