



PLANNING BOARD MINUTES
Special Meeting – Site Visit
May 2, 2024

Board members present:

Bill Nash
Mike Fenton
Art Weber
BJ Owen
Joe Pierik
Charlie Vaillancourt

Also present:

Ron Wolanski, Town Planner
Anita Guo, Principal Planner

Members absent:

Leon Amarant

The Board conducted a site visit to the properties that are the subject of the applications listed below. The purpose of the meeting is for Planning Board members to view the subject properties.

1. **3:00pm, 15 Aquidneck Ave. (Tickets Bar & Grill)** Application of 15 Aquidneck Ave, LLC. for Development Plan Review for a second-floor exterior deck addition, including request for waiver(s) from certain provisions of the commercial development design standards of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. The application includes a request for a special use permit from Middletown Zoning Ordinance Section 602 to allow the expansion of a restaurant with alcohol sales and a request for variance from Section 603, to allow front yard setbacks of 1' and 0.8', where 10' is required. Property located on 15 Aquidneck Ave, Tax Assessors Plat 116NW, Lots 36, 37, 37A, and 38A.
 - Mr. Nash opened the meeting and shared that purpose of the meeting is to view the property and to ask questions of the applicant for clarification purposes.
 - Engineer Lyn Small and attorney Dave Martland provided a brief overview of the project. Discussion revolved around the location of the deck addition and the merging of the lots that make up the parking area.
2. **3:30pm, Prescott Point, West Main Rd. (The board will enter the property on Freedom Trail Dr. and proceed to the mailboxes kiosk near the end of the road)** Application of

Prescott Point, LLC for combined Master and Preliminary Plan approval of a Major Land Development Project for the construction of a 20-unit multifamily condominium project with a 2,500 sq. ft. clubhouse, and associated site work, including request for waivers from certain provisions of the commercial development design standards of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, including sections 521.1.B.3, 521.3.D.2, and 521.3.F.1. The application includes a request for a special use permit from Middletown Zoning Ordinance Section 602 to allow a multi-family dwelling project, and requests for variance from sections: 603, to allow principal building height of 45' where 35' is permitted; 1506(A), to allow service by a private sewer treatment facility, where service by public sewer is required; and 1508(A), to allow principal buildings be located within 25' of other principal buildings, where 50' is required. Property located off West Main Road, approx. less than 0.1 mile to the south of the intersection with Freedom Trail Drive, Tax Assessor's Plat 104, Lot 7

- Mr. Nash opened the meeting and shared that purpose of the meeting is to view the property and to ask questions of the applicant for clarification purposes.
- The applicant, Russ Johnson, engineer Lyn Small, and attorney Jay Lynch described the project. There was discussion of the culvert that carries an unnamed stream under the roadway that will access the proposed development. During the TRC meeting there was discussion of its adequacy to carry heavy loads. It was noted that since the TRC meeting the DPW Director and Fire Chief have observed the culvert and indicated they have no concerns.
- There was discussion of utilities serving the property and secondary access for emergency vehicles. There was also discussion of the request for a zoning variance for building height due to proposed filling on the property.

Meeting adjourned by consensus at approximately 4:00pm

Respectfully submitted,
Anita Guo
Principal Planner