



NOTICE

MIDDLETOWN PLANNING BOARD

The Middletown Planning Board will meet on **Wednesday, June 12, 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 May 8, 2024 regular Planning Board meeting, and the special meeting of June 4, 2024.**
- 2. Correspondence**
 - A. Memo from the Town Planner, dated May 17, 2024, regarding Administrative Subdivision – Emily A. Ferris Trust & Andrade Family Trust, properties located at 1508 & 1516 Wapping Road, Plat 125, Lots 98 & 99
- 3. Agenda modifications**
- 4. Old Business**
 - A. **Public Hearing** – 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.
 - B. Request of Donovan & Sons, Inc. for concept review of a proposed merger and redevelopment of abutting properties to allow modification of an existing business use located in the R-20A zoning district. Property located at 597 & 613 Aquidneck Ave., Assessor Plat 114, Lots 218 & 219.

5. New Business

- A. **Public Hearing** - Application of Seascape Holdings LLC for combined Preliminary and Final Plan approval for a Minor Land Development Project for the construction of a new 40' x 60.5' commercial building for office and storage use, with associated parking, 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.A; 521.1.B.3; 521.2.A.2; 521.2.B.1; 521.3.B; 521.3.D.1; 521.3.D.3; and 521.3.F.2. The application includes requests for variance from Section 603 of the Middletown Zoning Ordinance to allow an easterly side yard setback of 5.1' where 18.7' is required, and a northerly rear yard setback of 20.8' where 47.6' is required. Property located on 985 Aquidneck Ave., Tax Assessors Plat 113, Lot 208.

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
- C. Upcoming meetings:
 1. June 13, 2024, 6pm – CPUC meeting
 2. July 10, 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.