



Town of Middletown Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

NOTICE MIDDLETOWN PLANNING BOARD

The Middletown Planning Board will meet on **Wednesday, April 14, 2021 at 6:00pm**

Said meeting will be conducted by web/telephone conference call on the date and time referenced above, in accordance with Executive Order 20-46, issued by Governor Raimondo on June 12, 2020 and subsequently extended, which modifies certain provisions of the Open Meetings Act (“OMA”) and the Access to Public Records Act (“APRA”) as part of the State’s emergency response to COVID-19. Members of the public may access 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/84581061953>

Access by telephone call is also available by calling toll free: (888) 475-4499. Enter meeting ID: 845 8106 1953 when prompted. To view the latest plans for items on the agenda go to: <https://planning.middletownri.com/active-planning-board-agenda-items/> or contact the Planning Dept. to schedule an appointment to view the application file.

AGENDA

1. **Approval of the minutes of the March 10, 2021 regular meeting, and special meeting of April 7, 2021**
2. **Correspondence**
 - A. Memo of the Town Planner dated March 8, 2021 regarding administrative subdivision approval - Kristin M. Zekis, 172 Allston Ave., Plat 116NE, Lots 28A & 38A
3. **Continuances**
4. **Old Business**
 - A. **Public Hearing** - Application of Jack Gullison for Development Plan Review, including request for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521, for construction of a new commercial building, to include an 17-room hotel with a restaurant, and associated site work located on property identified as 59 Aquidneck Ave., Assessor’s Plat 115SE, Lot 169.
 - B. **Public Hearing** - Request of James Paradise, owner of property at 170 Aquidneck Ave. Plat 115SE, Lots 145, 146, 147 for waiver of Development Plan Review pursuant to Section 908 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land.
 - C. **Public Hearing** - Application of GD Middletown West Main I, LLC for Development Plan Review, including request for waiver from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of

Land Section 521, and recommendation to the Zoning Board of Review regarding special use permit application for development in Zone 1 of the Watershed Protection District, to allow construction of a ground-mounted solar photovoltaic installation on a property located at 1747 West Main Road, Plat 111 Lot 9A.

- D. Review and provide recommendation to the Town Council on proposed amendments to Section 400 - Definitions, Section 602 - Schedule Of District Regulations, Section 703 - Accessory Uses And Structures and Section 725 of the Middletown Zoning Ordinance regarding ground-mounted solar photovoltaic installation, including design requirements for all arrays and specific provisions for arrays mounted on carports and canopies.
- E. Review of proposed action plan for Planning Board implementation of action items from the housing element of the Middletown Comprehensive Community Plan.

5. New Business

- A. **Public Hearing** – Application for Development Plan Review by John and Pamela Wallace including request for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521 for construction of a mixed-use building with garage and associated site work on property located at 819 Aquidneck Ave., Plat 114 Lot 129.
- B. Application of Regal, LLC and The James H. Clausen Revocable Trust for Final Plan approval of a three-lot minor subdivision of property fronting on Valley Rd., Plat 107NE, Lot 402.
- C. **Public Hearing** - Application for Development Plan Review by A-1 Roofing & Construction, LLC including request for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521, and including recommendation to the Zoning Board of Review for construction of two commercial buildings and associated site work in Zone 1 of the Watershed Protection District on property fronting on Aquidneck Avenue, Plat 114, Lot 507.
- D. Request of the Town Council for recommendation on the request of Peter Gallipeau, developer of the Saltwood Farm subdivision to modify the open space conservation easement to allow reduction in the area of land subject to the easement.
- E. Request of Peter Gallipeau, developer of the Saltwood Farm subdivision, to modify the design of proposed improvements to Cross Country Ln. (Phase 2 of the subdivision improvements) to provide 18 feet of pavement width rather than the 20 feet indicated on the approved plan.
- F. **Public Hearing** – Application of Aquidneck Crossing, LLC for combined Master, Preliminary and Final Plan approval for a major land development project and Development Plan Review approval for a proposed mixed-use development including 12 residential units and 10,124 sq.ft. of office space contained in two existing buildings pursuant to Article 27A of the Middletown Zoning Ordinance. Property is located at 438 East Main Rd., at the intersection of Forest Ave. and East Main Rd., Assessor's Plat 113, Lot 3. ***(This item is expected to be continued to the May 12, 2021 Planning Board meeting.)***
- G. Discuss process for addressing Comprehensive Plan Future Land Use Plan amendments recently referred back to the Planning Board by the Town Council for additional review.

6. Updates

- A. Status Report on Planning Board action items.
- B. Update on BRAC Navy Surplus Land reuse planning process.
- C. Committee reports
 - 1. Use Table Subcommittee
 - 2. Marijuana regulation subcommittee
 - 3. Buildout study recommendations subcommittee
 - 4. Tree Commission
 - 5. Open Space and Fields Committee
 - 6. Conservation Commission
 - 7. Aquidneck Island Planning Commission
- D. Upcoming meetings:
 - 1. May 12, 2021, 6pm – Regular monthly Planning Board meeting.

All items on this agenda may be considered, discussed and voted upon. The Planning Board has adopted a policy that any agenda items 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.