



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES April 12, 2021 Special – Site Visits

Board members present:

Paul Croce, Chair
B.J. Owen
Art Weber
Mike Fenton
Bill Nash
John Ciummo

Ron Wolanski, Town Planner

The Board conducted site visits of 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** – 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.

The applicant was present as was his attorney, Cort Chappell. Mr. Chappell reviewed the plan which includes demolition of the existing single-family dwelling and construction of an artist studio with second floor apartment and a garage building. The property is zoned LBA.

Planning Board members asked questions of the applicant, which were addressed by Mr. Chappell and Mr. Wallace. Discussion included landscaping, trees to be removed, stormwater management, and utilities. Requested waivers were also discussed.

- 2. 3:20pm** – 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.

The applicant, Sean Napolitano was present, as was his attorney David Martland, and engineer Mike Russell. Mr. Martland and Mr. Russell review the plans for the proposed project.

Planning Board members asked questions of the applicant, which were addressed. Discussion included the site layout, proposed uses, the property boundaries and abutting uses.

Meeting adjourned at approximately 3:45pm

Respectfully submitted:

Ron Wolanski
Town Planner

DRAFT