



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, August 14, 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 July 10, 2024 regular Planning Board meeting.**
2. **Correspondence**
 - A. Memorandum of the Town Planner dated July 16, 2024 re: Administrative Subdivision approval for Marks Family Trust & Town of Middletown, properties located at 351 & 361 East Main Rd., Plat 113, Lots 22 & 23
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. Recommendation to the Town Council on potential amendments to several sections of the Middletown Zoning Ordinance to address updated procedures resulting from 2023 state legislation, including amendments to sections: 1401 & 1402 regarding motels and hotels; 1501 & 1502 regarding multi-family dwelling; 1801 & 1802

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regarding shopping centers; 2102 & 2103 regarding residential care and assisted living facilities; 2202 & 2203 regarding senior independent living facilities; 2301 & 2302 regarding mobile home parks; 2402 & 2403 regarding transient trailer parks; 2502 & 2503 regarding wireless telecommunications facilities; 902 regarding special use permits for farm promotion accessory use, drive-up windows, and the watershed protection district; 719 regarding mixed uses within a building; and 17A01 & 17A02 regarding community residences and family daycare homes.

5. New Business

- A. Request of Gregory Coe of Seascope Holdings LLC for concept review of a potential project to construct a new commercial building on property located at 985 Aquidneck Ave., Tax Assessors Plat 113, Lot 208.
- B. Consideration of a request of the Town Council for recommendation on proposed amendments to Article 4 and Section 602, and addition of new Article 27C to the Middletown Zoning Ordinance, Town Code Chapter 152, to address regulation of short-term rentals.
- C. Review and recommendation to the Town Council on a proposed amendment to Article 4, Section 400 of the Middletown Zoning Ordinance, Town Code Chapter 152, regarding the definition for “household” to address recent state legislation.
- D. Review and recommendation to the Town Council on a proposed amendment to Article 4, Section 400 of the Middletown Zoning Ordinance, Town Code Chapter 152, regarding definition for “accessory dwelling unit”, and amendments to Article 16 and Section 602 regarding regulation of accessory dwelling units to address recent state legislation.
- E. Review and recommendation to the Town Council on a petition for proposed Comprehensive Plan amendment to change the future land use designation as depicted on Map L-4 of the Middletown Comprehensive Community Plan from medium density residential to institutional for town owned property located at 351 East Main Rd., Tax Assessor’s Plat 113, Lot 22.
- F. Review and recommendation to the Town Council on a petition for proposed amendment to the official Middletown zoning map referenced in Section 502 of Chapter 152 of the Middletown Code of Ordinances to change the zoning district designation of certain property from residential, traffic sensitive (R-20A) to public, traffic sensitive (PA) for town owned property located at 351 East Main Rd., Tax Assessor’s Plat 113, Lot 22.
- G. Review and recommendation to the Town Council on a petition of Aquidneck Mini Golf, LLC to amend the zoning ordinance use table in Section 602 of Chapter 152 of the Middletown Code of Ordinances to allow the following uses by right in the limited business (LB) zoning district: motion picture theaters; video and amusement arcades; bowling alleys.

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. September 11, 2024, 6pm – Regular Planning Board meeting.
2. September 12, 2024, 6pm – CPUC 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.