



## Town of Middletown Planning Department

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

### PLANNING BOARD MINUTES April 28, 2021

In accordance with Executive Order 20-46, issued by Governor Raimondo, this meeting was conducted as a web and telephone conference.

#### **Board members present:**

Paul Croce, Chair

Bill Nash, Vice Chair

Michael Fenton, Secretary

Art Weber

B.J. Owen

John Ciummo

Joe Pierik

Ron Wolanski, Town Planner

*This was a joint meeting with the Town Council to discuss Planning Board project priorities. Council President Rodrigues called the meeting to order at 6:00pm and called roll.*

1. The meeting began with Town Council members and Planning Board members introducing themselves.
2. Mr. Rodrigues and Mr. Croce each provided opening remarks. There was general discussion of the importance of good communication between the Town Council and Planning Board to ensure that there is consistency in working to address the Town's priorities.
3. Communication of Ron Wolanski, Town Planner and Paul Croce, Planning Board Chair, re: Comprehensive Plan Zoning Implementation Status Report.
  - a. Mr. Wolanski reviewed the status of each of the items included in the March 25, 2021 memo to the Town Council. It was noted that some items have been addressed with no further action proposed, some are underway and nearing completion, and some will continue as ongoing efforts.
  - b. Following discussion between Town Council and Planning Board members of the items in the memo, as well as some additional items, it was agreed that the following items, in no particular order, are priorities:
    - i. Affordable housing
    - ii. Water quality
    - iii. West Main/Coddington redevelopment
    - iv. Atlantic Beach District implementation
    - v. Airport overlay zoning
    - vi. Zoning use table review and revision

vii. Marijuana

4. Communication of Paul Croce, Planning Board Chair., re: Full-build impact study prioritized recommendations.
  - a. Mr. Wolanski reviewed the high priority items in the March 18,2021 memo to the Town Council.
  - b. There was discussion of each of the project recommendations. This conversation included response to questions from Town Council members by the town's consultant, Steve Cabral of Crossman Engineering.
  - c. Following the discussion the Town Council voted to proceed with requesting that the Town Administrator provide cost estimates to complete the following high priority study recommendations:
    - i. Surface Water Impacts
      1. Perform Periodic Water Quality Testing of past stormwater treatment systems to document performance.
      2. Formalize program with other organizations for watershed monitoring/testing.
      3. Establish Nutrient Control Ordinance.
    - ii. Groundwater
      1. Increase public awareness/education of private well testing (quality).
      2. Establish database of well test data and database of all wells in Town (depths and performance).
      3. Evaluate minimum lot sizes for homes with wells, including cluster developments.
    - iii. The Planning Board was asked to provide additional information on the following proposed surface water tasks:
      1. Update Stormwater Ordinance to address watershed specific impairments.
      2. Work with large agricultural properties to implement runoff control measures.
      3. Identify and prioritize flood prone areas for remediation actions.
    - iv. The Town Council requested that the specific list of traffic recommendations from the study be provided for future discussion.

*Meeting adjourned at approximately 9:00pm*

Respectfully submitted:

Mike Fenton, Secretary