



**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, October 9, 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 September 11, 2024 regular Planning Board meeting.**
- 2. Correspondence**
  - A. Memo of the Town Planner dated September 6, 2024 re: Administrative Subdivision – John Joven, properties located at 109 Tuckerman Ave. & 138 Esplanade, Assessor’s Plat 116NE, Lots 119 & 121
- 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. The application includes a request for a special use permit under Middletown Zoning Ordinance Section 602 to allow the expansion of a restaurant with alcohol sales, and a request for variances from Section 603 of the zoning ordinance to allow front yard setbacks of 1’ and 0.8’, where 10’ is required, and variance from Section 1304 to allow provision of no additional parking spaces where 14 additional parking spaces are required. Property located at 15 Aquidneck Ave., Tax Assessors Plat 116NW, Lots 36, 37, 37A, and 38A.
  - B. **Public Hearing** - Application of 72 Johnny Cake Hill, LLC for Development Plan Review for modification to a previously approved plan for construction of a 15,000 sq. ft. wholesale commercial use building, with associated parking, office space, landscaping, stormwater management, utilities, and associated site work, and

including requests for waivers from certain design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located on 72 Johnnycake Hill Road, Assessor's Plat 114, Lot 601.

## 5. New Business

- A. **Public Hearing** – Application for combined Preliminary and Final Development Plan Review by Jeff Lipshires on behalf of CCE Development, LLC for adaptive reuse of an existing commercial building to establish an 8-unit multi-family dwelling structure under the provisions of Middletown Zoning Ordinance Section 728. Property located at 499 East Main Road, Tax Assessors Plat 113, Lot 27.
- B. Request of the Zoning Board of Review for recommendation on an application of Colleen Burns for special use permit to allow construction of a dwelling within Zone 1 of the Watershed Protection District. Property located at 148 Trout Dr., assessor's plat 120, lot 903.
- C. **Public Hearing** – Request of the Town of Middletown for Master Plan approval of a Major Land Development Project to construct a building to serve as a combined middle/high school, including associated parking, landscaping, and other site work, and including requests for variances from the follow sections of the Middletown zoning ordinance: Section 605 to allow a building with a footprint of 91,750 sq.ft. where 35,000 sq.ft. is permitted, resulting in relief of 56,740 sq.ft.; Sections 27B02(D)(6)(a) & 27B02(D)(6)(b) to allow exterior lighting that does not comply with design requirements to limit projection of light on to neighboring properties and night sky light pollution, and to allow after-hours use of exterior lighting; and Section 1304 to allow provision 348 parking spaces where 995 spaces are required, resulting in relief of 647 spaces. And request for waivers from the following design standards of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land: Section 521.1.B.2 regarding parking lot design; 521.1.D.1 & 2 regarding exterior lighting; 521.1.E.2 regarding screening of rooftop mechanical equipment; 521.2.C regarding exterior building materials; 521.2.D.1 & 3 regarding roof design; 521.3.C regarding screening along property lines; 521.3.D. 1 & 2 regarding landscaped buffers along property lines; 521.3.D.3 regarding landscaping between building and parking lots; 521.3.F.1 & 2 regarding deciduous tree requirements. Properties located in the public, traffic sensitive (PA) zoning district at 1113 & 1199 Aquidneck Ave., Tax Assessor's Plat 113, Lots 199 & 198A.

## 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. October 10, 2024, 6pm – CPUC meeting.
  - 2. November 13, 2024, 6pm – Regular Planning Board meeting.
  - 3. November 14, 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.