



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, May 12, 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 by Gov. McKee, 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://middletownri.com/504/Planning-Board-Meeting-Packets> or contact the Planning Dept. to schedule an appointment to view the application file.

AGENDA

1. **Election of Officers**
2. **Approval of the minutes of the April 14, 2021 regular meeting, and special meetings of April 7, 2021, April 12, 2021 and April 28, 2021**
3. **Correspondence**
 - A. Letter from Dennis Dougherty dated April 19, 2021 regarding the Airport Zoning Overlay District
 - B. Email from Wm F Horan dated April 21, 2021 regarding the Airport Zoning Overlay District
 - C. Memo of the Town Planner dated April 23, 2021 regarding Administrative Subdivision approval for Leonid Smyshlyaev and Guzel Safina, 4 Concord Dr., Plat 114, Lots 55 & 56
4. **Continuances**
5. **Old Business**
 - A. **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.

6. New Business

- A. Request of the Newport County YMCA for discussion with the Planning Board regarding programming to serve the community's needs.
- B. FY 2022-2026 – Capital Improvement Program (CIP) – Request for review regarding consistency with the Middletown Comprehensive Community Plan.
- C. Town Council request that the Planning Board research adopting an ordinance requiring esplanade-style sidewalks.
- D. Town Council request that the Planning Board review parking space minimums and maximum for various uses in town and recommend Zoning Ordinance amendments as appropriate.
- E. Town Council request that the Planning Board consider additional revisions to the proposed new Zoning Ordinance Article 27B- Outdoor Lighting
- F. Request of the Zoning Board of Review for an advisory recommendation on the petition of Thomas & Ella Auchincloss for special use permit to allow an addition to an existing residential dwelling located in Zone 1 of the Watershed Protection District. Property located at 233 Third Beach Rd., Plat 125, Lot 149.

7. Updates

- A. Status Report on Planning Board action items.
- B. Update on BRAC Navy Surplus Land reuse planning process.
- C. Committee reports
 - 1. Airport Overlay Zoning Subcommittee
 - 2. Use Table Subcommittee
 - 3. Tree Commission
 - 4. Open Space and Fields Committee
 - 5. Conservation Commission
 - 6. Aquidneck Island Planning Commission
- D. Upcoming meetings:
 - 1. June 9, 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.