



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, November 13, 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 October 9, 2024 regular Planning Board meeting and November 6, 2024 special meeting.**
2. **Correspondence**
 - A. Memo of the Town Planner dated October 16, 2024 re: Application of ALF Properties, LLC for Development Plan Review for exterior renovation of an existing commercial building. Property located at 1149 Aquidneck Ave., Tax Assessors Plat 113, Lot 314
 - B. Memo of the Town Planner dated October 17, 2024 re: Administrative Subdivision – Michael J. & Mary P. Behan, properties located at 1350 Green End Ave. and Riverview Ave., Plat 125, Lots 112 & 113
 - C. Memo of the Town Planner dated October 28, 2024 re: Administrative Subdivision – Michael J. & Mary P. Behan, properties located at 1350 Green End Ave. and Riverview Ave., Plat 125, Lots 112 & 113
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.
- C. **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.

5. New Business

- A. **Public Hearing** - Application of Centreville Bank on behalf of 160 East Main Road, LLC for combined Preliminary and Final Plan approval of a Minor Land Development Project for the construction of a 1,734 +/- sq. ft. bank with two drive-thru PTM lanes, parking, and other site improvements, and including requests for waivers from certain provisions of the commercial development design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, including sections 521.1.B.1, 521.2.C, 521.3.D.1, 521.3.D.3, and 521.5. The application includes requests for special use permits per Middletown Zoning Ordinance Section 717 to allow drive-up windows, Section 1106 to allow development in Zone 1 of the Watershed Protection District, and Section 1212(A) to allow three wall signs where one is permitted, with a total area of 65 sq.ft. where 60 sq.ft. is permitted. Property located at 160 East Main Road, Tax Assessors Plat 107SE, Lot 72.
- B. **Public Hearing** – Application of Seaview Inn LLC for Master and Preliminary Plan approval of a Major Land Development Project for the construction of a 12,000 sq. ft. hotel consisting of 72 units, with parking, utility, stormwater, and other site improvements. The application includes request for a special use permit per Sections 602 and 1401 of the Middletown Zoning Code to allow a hotel building in the office park (OP) zoning district. Requests for waivers from certain provisions of the commercial development design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land as follows: Sections 521.1.B.2; 521.1.B.3; and 521.3.C.1. Property located at 240 Aquidneck Ave., Tax Assessor's Plat 115, Lot 54. **(This item is expected to be continued to the December 11, 2024 Planning Board meeting.)**
- C. Consideration of, and recommendation to the Town Council on a proposed amendments to the Middletown zoning ordinance and the Middletown Rules & Regulations Regarding the Subdivision & Development of Land per 2024 state legislation, including amendments to sections 320, 400, 707 and 805 of the zoning ordinance, Town Code Chapter 152; and Article 2 and sections 406, 407, 701, 702,

703, 904, 906, 909, 1003, 1005, and 1006 of the subdivision and development regulations.

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. November 14, 2024, 6pm – CPUC meeting.
 - 2. December 11, 2024, 6pm – Regular Planning Board meeting.
 - 3. December 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.