



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, December 11, 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. Election of Officers**
- 2. Approval of the minutes of the November 13, 2024 regular Planning Board meeting and November 6, 2024 special meeting.**
- 3. Correspondence**
 - A. Memorandum of the Administrative Officer dated November 20, 2024 regarding approval of the application of Mello Realty, Inc. for Final Plan approval of a Major Land Development Project for the construction of four (4), 14,400 sq.ft. commercial buildings, with each holding twelve (12) tradesman units, with parking, and other site improvements. Property located on 300 Coddington Hwy, Tax Assessors Plat 103, Lot 103.
- 4. Agenda modifications**
- 5. Old 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. **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

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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 not expected to be heard during the December 11th meeting but may be continued to a future meeting.)**

6. New Business

- A. **Public Hearing** – Application of Aquidneck Commerce Center, LLC for combined preliminary and final Development Plan Review for a 64' x 40' second-story addition of office space to an existing commercial building within an existing mixed-use development. The application includes 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 521.2.C for exterior building materials, and 521.2.D. for proposed flat roof. Property located at 811 Aquidneck Ave, Tax Assessors Plat 114, Lot 504.
- B. **Public Hearing** - Application of Seascape Holdings, LLC for combined preliminary and final plan approval for a minor land development project for construction of a new 2,442 square foot commercial building. The application includes 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 521.2.D.2 regarding roof pitch; 521.3.D.1 regarding landscaped buffer along property line; and 521.3.D.3 regarding landscaped buffer between parking lot and building. Requests for variance include from section 603 of the Middletown zoning ordinance, Town Code Chapter 152 to allow a side setback (easterly property line) of 5.1 feet where 18.7 feet is required, and a rear setback (northerly property line) of 43.9 feet where 47.6 feet is required. Property located at 985 Aquidneck Ave., Tax Assessors Plat 113, Lot 208.

7. 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. December 12, 2024, 6pm – CPUC meeting.
 - 2. January 8, 2025, 6pm – Regular Planning Board meeting.
 - 3. January 9, 2025, 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.