



## 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, June 9, 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 until June 25, 2021 by Governor 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. **Approval of the minutes of the May 12, 2021 regular Planning Board meeting.**
2. **Correspondence**
  - A. Email correspondence dated May 17, 2021 of Christine S. Fagan, 5 Toni Lynn Terrace, with attachments, regarding proposed future land use plan designation for Toni-Lynn Terrace.
  - B. Correspondence dated May 15, 2021 from Christine S. Fagan, 5 Toni Lynn Terrace, with attachments, regarding petition and letters related to proposed future land use plan designation for Toni-Lynn Terrace.
3. **Continuances**
4. **Old Business**
  - A. **Public Hearing** - Application of Jack Gullison for Development Plan Review, including request for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521, for construction of a new commercial building, to include an 17-room hotel with a restaurant, and associated site work located on property identified as 59 Aquidneck Ave., Assessor’s Plat 115SE, Lot 169.
  - B. **Public Hearing** - Application of GD Middletown West Main I, LLC for Development Plan Review, including request for waiver from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521, and recommendation to the Zoning Board of Review regarding special use permit application for development in Zone 1 of the Watershed Protection District, to allow construction of a ground-mounted solar photovoltaic installation on a property located at 1747 West Main Road, Plat 111 Lot 9A.

- C. 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.
- D. Town Council request that the Planning Board consider additional revisions to the proposed new Zoning Ordinance Article 27B- Outdoor Lighting.
- E. Town Council request that the Planning Board research adopting an ordinance requiring esplanade-style sidewalks. Consider recommending ordinance language to the Town Council.

**5. New Business**

- A. **Public Hearing** – Proposed amendments to the Middletown Comprehensive Plan Future Land Use Plan designation and recommendation to the Town Council on proposed amendment to the zoning map designation for certain parcels fronting on Reservoir Rd. and Toni-Lynn Terrace.
- B. Request of Peter Gallipeau, developer of the Saltwood Farm subdivision, for extension of timeframe to record phases 3 & 4 of the approved subdivision.
- C. Request of Peter Gallipeau, developer of the Saltwood Farm subdivision, for reduction of performance security held by the Town for Phases 1 & 2 of the subdivision.
- D. Request for review and recommendation to the Town Council on proposed amendments to the Middletown Zoning Ordinance, Town Code Chapter 152, Sections 400, 703, and 722 regarding farm promotion accessory uses and mobile food establishments.
- E. Discuss policy for removing items that are repeatedly continued from the Planning Board agenda.
- F. Request for conceptual review of proposed new commercial building at Aquidneck Shopping Centre, 99 East Main Rd., Plat 107SE Lot 106

**6. Updates**

- A. Status Report on Planning Board action items.
- B. Committee reports
  - 1. Airport Overlay Zoning Subcommittee
  - 2. Use Table Subcommittee
  - 3. Parking Ordinance Subcommittee
  - 4. Tree Commission
  - 5. Open Space and Fields Committee
  - 6. Conservation Commission
- C. Upcoming meetings:

- 1. July 14, 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.