



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, July 14, 2021 at 6:00pm**

Said meeting will be conducted by video/telephone conference call on the date and time referenced above in accordance with Executive Order 21-72, issued by Governor McKee on June 24, 2021, 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 view 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 June 9, 2021 regular Planning Board meeting.**
2. **Correspondence**
 - A. Decision of the Zoning Board of Review sitting as the Planning Board of Appeal dated June 9, 2021 re: Horan Building Company Master Plan Approval, proposed subdivision Plat 129, Lot 53, 208 Howland Ave.
 - B. Letter to the Planning Board from Matthew H. Leys, Esq. dated July 7, 2021 regarding application of Horan Building Company, 208 Howland Ave, Plat 129, Lot 53 (“the Howland Farm property”)
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. Town Council request that the Planning Board research adopting an ordinance requiring esplanade-style sidewalks. Consider recommending ordinance language to the Town Council.

- C. Discuss policy for removing items that are repeatedly continued from the Planning Board agenda.

5. New Business

- A. **Public Hearing** – Application of Juan Campos for Preliminary Plan approval of a 5-lot subdivision including extension of an existing town road. The property is located at the end of Serenity Drive, with frontage also on Maidford River Road, and is identified as Tax Assessor’s Plat 120, Lots 68-A & 68-B.
- B. **Public Hearing** – Application of Newport Car Vaults c/o Blake Henderson 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 and site work for and auto storage building. Property located at 55 John Clarke Rd., Plat 115, Lot 33.
- C. Request of the Zoning Board of Review for a recommendation on an application of On the Pond, LLC for a Special Use Permit to allow construction of a deck(s) in Zone 1 of the Watershed Protection District. Property located at 116 Aquidneck Ave., Plat 115SE, Lots 135 & 136.
- D. Request of Michael J. Richards, Esq., representing George P. Lewis Family Limited Partnership III for release of subdivision performance security for the Lewis Drive Subdivision, Tax Assessor’s Plat 125, Lots 947, 948, 949, 950 in accordance with Section 703 of the Middletown Rule and Regulation Regarding the Subdivision and Development of Land.
- E. Recommendation to the Town Council regarding acceptance of Lewis Drive for town maintenance in accordance with Section 703.5 of the Middletown Rule and Regulation Regarding the Subdivision and Development of Land.
- F. Discuss Town Council referral back to the Planning Board of the proposed Atlantic Beach District overlay zoning, and process for reconsideration.

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. August 11, 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.