



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, August 11, 2021 at 6:00pm**
Middletown Town Hall, Town Council Chambers
350 East Main Rd., Middletown, RI 02842

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 July 14, 2021 regular Planning Board meeting.**
2. **Correspondence**
 - A. Memo of the Town Planner dated July 27, 2021 re: Administrative Subdivision – Theresa M. Spengler & Silveira Irrevocable Trust, 1111 Wapping Rd. Plat 128, Lots 74 & 201
 - B. Email from Karen Day regarding the content of landscape maintenance plans dated August 2, 2021.
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 a 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. **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.

- D. Town Council request that the Planning Board research adopting an ordinance requiring esplanade-style sidewalks. Consider recommending ordinance language to the Town Council.
- E. Discuss policy for removing items that are repeatedly continued from the Planning Board agenda.

5. New Business

- A. **Public Hearing** – Application for Development Plan Review by Building of Taste, LLC for alterations to a façade of an existing commercial building facing a public right-of-way and accompanying site work, and request for waivers from certain commercial development design standards of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, and recommendation to the Zoning Board of Review on the application for development in Zone 1 of the Watershed Protection District. Property located at 170 Aquidneck Ave, Tax Assessors Plat 115SE lots 145, 146, and 147.
- B. **Public Hearing** - Application for Development Plan Review by CCE Development, LLC for a new commercial building and additions and modifications to an existing commercial building, and request for waivers from certain commercial development design standards of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 499 East Main Road, Tax Assessors Plat 113, Lot 27.
- C. Request of Mark Brennan, developer of the Stone Bridge Farm subdivision, for the Planning Board to set the amount of performance security for remaining subdivision improvements. 430 Mitchell's Lane, Tax Assessor's Plat 124, Lots 13, 14, 14A, 15.
- D. Request of the Zoning Board of Review for an advisory recommendation on the petition of Acacia Newport, LLC, Aryn Hawks, applicant, 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 32 Acacia Dr. South, Plat 109NE, Lot 178.
- E. Discuss possible communication with the town's affordable housing committee regarding items of mutual interest and possible request for a joint meeting.

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 17, 2021, 6pm – Special Meeting, Howland Farm Subdivision
2. August 23, 2021, 6pm – Special Meeting, public workshop Atlantic Beach District Overlay Zoning
3. September 8, 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.