



Town of Middletown Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

PLANNING BOARD MINUTES August 10, 2021 Special – Site Visits

Board members present:

Paul Croce, Chair
B.J. Owen
Art Weber
Mike Fenton
Bill Nash
Joe Pierik

Ron Wolanski, Town Planner

The Board conducted site visits of the properties that are the subject of the applications listed below. The purpose of the meeting is for Planning Board members to view the subject properties.

- 1. 3:00pm – 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.**

Mr. Croce advised that the purpose of the meeting is to view the site. There will be no deliberations, and no public input.

The applicant, Jeff Lipshires, was present as was his attorney, David Martland, and his architect.. Mr. Lipshires reviewed the plan which includes additions to the existing commercial building and a new propose storage/garage building. I previously approved office building for the site will not be pursued at this time. The prior approvals have expired.

Planning Board members asked questions of the applicant, which were addressed. Discussion included stormwater management, proposed windows and signage. Requested waivers were also briefly discussed.

- 2. 3:20pm – 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.**

Mr. Croce advised that the purpose of the meeting is to view the site. There will be no deliberations, and no public input.

The applicant was represented by engineer Lyn Small, who reviewed the proposed subdivision. She noted that the lots will be served by public water and sewer. There was

discussion of waivers for road construction standards previously granted by the Planning Board.

Planning Board members asked questions of the applicant, which were addressed by Ms. Small.

3. 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. Property located at 170 Aquidneck Ave, Tax Assessors Plat 115SE lots 145, 146, and 147

Mr. Croce advised that the purpose of the meeting is to view the site. There will be no deliberations, and no public input.

The applicant, Patty Watson, was present, as was her architect, Chris Arner and attorney David Martland. Mr. Arner reviewed the project, which includes alterations to the front façade and decks on the rear of the building. New windows are currently being installed, and the building will be painted.

Planning Board members asked questions of the applicant, which were addressed. Discussion included abutting Newport Water Division property, stormwater management, proposed roundabout, and the Town's proposed streetscapes project. It was noted that the Town is also considering the proposed Atlantic Beach overlay zoning district.

Meeting adjourned at approximately 3:55pm

Respectfully submitted:

Ron Wolanski
Town Planner