



Town of Middletown Planning Department

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

To: Paul A Croce, Chairman
Middletown Planning Board Members

From: Ron Wolanski, Town Planner

Cc: Town Solicitor

Date: September 1, 2021

Re: Proposed amendments to Zoning Ordinance Article 27A - Mixed-use development project

Several months ago the Planning Board presented proposed amendments to the mixed-use ordinance for Town Council consideration. Following presentation of the proposal and the public hearing, the Town Council voted to not adopt the ordinance on second reading. A significant concern was the proposal to eliminate the limitation on hours of operation for businesses within mixed-use developments. There was also general concern expressed about expanding allowed uses and other changes intended to promote the use of the ordinance for development of mixed-use projects. Based on direction provided by Paul Croce, please see the attached revised draft which attempts to address some of the Town Council's concerns, including retaining the limitation on hours of operation in the current ordinance. The Board should discuss and consider forwarding these or other revisions to the Town Council for consideration.

Please contact me with any questions.