



**PLANNING BOARD MINUTES**

October 7, 2021  
Special – Site Visits

**Board members present:**

Paul Croce, Chair  
John Ciummo  
B.J. Owen  
Art Weber  
Mike Fenton  
Joe Pierik

Ron Wolanski, Town Planner

**Member absent:**

Bill Nash

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 by Aquidneck Commerce Center, LLC for Master Plan approval of a major land development project for a proposed mixed-use development including 12 new residential units and approximately 15,000 sq.ft. of office space contained in two existing buildings pursuant to Article 27A of the Middletown Zoning Ordinance and including request for variances from the Middletown Zoning Ordinance sections 27A07(E)(1) and 27A07(E)(2). The property is located at 809, 811, and 819 Aquidneck Ave., Assessor's Plat 114, Lots 129 and 504.**

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, Chris Bicho, reviewed the plans which include the dolition of an existing dwelling, merger with the abuting commercial parcel, and construction of a 12-unit apartment building.

Planning Board members asked questions of the applicant, which were addressed. Discussion included stormwater management, proximity to Bailey Brook, proposed lighting, designation of parking spaces, grading of the site and previous environment remediation.

- 2. 3:15pm - Application of Seascape Holdings, LLC, for Development Plan Review for renovation and addition to an existing commercial building. Property located at 985 Aquidneck Ave., Tax Assessors Plat 113 lot 208**

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 not present. Mr. Wolanski explained that the project involves only renovation of the existing building and addition of a second floor. No site work is proposed.

Board members reviewed the proposed building elevations. There were no questions.

**3. 3:35pm - Application of Newport National Real Estate, LLC for Development Plan Review for development of a 9-hole golf course and associated clubhouse, 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 fronts on Wyatt Road and Mitchell's Lane, Tax Assessors Plat 124 lot 29 (The Board will meet at the Aquidneck Land Trust trailhead opposite 408 Mitchell's Ln.)**

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 John Pereira , attorney Bob Silva, and engineer Chris Duhamel. Mr. Silva summarized the project, which includes the development of a 9-hole golf course and club house. Mr. Pereira discussed the history of the design and application process for the project.

Board members walked a portion of the site. There was discussion of proposed stormwater management and provision of utilities. Public water will be brought to the property via Wyatt Rd.

Mr. Wolanski noted that engineering review is ongoing and the application is expected to be heard during the November 10<sup>th</sup> Planning Board meeting.

**4. 4:00pm - Request of Mesolella Development Corp. for Master Plan approval for a comprehensive permit application submitted pursuant to Middletown Zoning Code, Article 17, Low and Moderate Income Housing – Comprehensive Permit, for construction of a new residential/commercial Mixed-use Development Project located at 1747 West Main Rd. Assessor's Plat 111, Lots 8 and 9, and including request for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, Section 521, and variances from the Middletown Zoning Code sections 602, 603, 1304, 27A04, 27A05, 27A04E(1), 2704E(2), and 27A07E(3), and for a Special Use Permit under Middletown Zoning Code Article 11, Watershed Protection District**

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 Derek Mesolella, who distributed a report by his planning consultant. He described the overall project which includes eight proposed buildings including a mix of residential and commercial uses. The commercial spaces and affordable residential units are proposed for development in phase one on the project, with the remaining residential units to developed during phase two.

There was discussion of wetlands on the property and the expected use of the existing warehouse building. The existing building is under lease for use as boat storage but could be redeveloped in the future.

*Meeting adjourned at approximately 4:20pm*

Respectfully submitted:

DRAFT