



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, March 10, 2021 at 6:00pm**

Said meeting will be conducted by web/telephone conference call on the date and time referenced above, in accordance with Executive Order 20-46, issued by Governor Raimondo on June 12, 2020 and subsequently extended, 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 access and participate in 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://planning.middletownri.com/active-planning-board-agenda-items/> or contact the Planning Dept. to schedule an appointment to view the application file.

AGENDA

1. **Approval of the minutes of the February 10, 2021 regular meeting, and special meetings of February 9, 2021 and February 24, 2021**
2. **Correspondence**
 - A. Letters (2) dated March 1, 2021, from Steven C. Aten, 33 Namquid Dr., Middletown, RI regarding regulation of marijuana related uses
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. **Public Hearing** - Request of James Paradise, owner of property at 170 Aquidneck Ave. Plat 115SE, Lots 145, 146, 147 for waiver of Development Plan Review pursuant to Section 908 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land.
 - C. **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.

- D. Request of Peter Gallipeau, Saltwood Farm Development LLC, for waiver from provisions of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, Section 703.8 - Partial Release of Security, which require binder course of pavement to be installed prior to reduction of performance security for Phase 2 of the Saltwood Farm subdivision
- E. Request of Peter Gallipeau, Saltwood Farm Development LLC, for reduction of performance security held by the Town for Phase 2 of the Saltwood Farm subdivision.

5. New Business

- A. Review and provide recommendation to the Town Council on proposed amendments to Section 400 - Definitions, Section 602 - Schedule Of District Regulations, Section 703 - Accessory Uses And Structures and Section 725 of the Middletown Zoning Ordinance regarding ground-mounted solar photovoltaic installation, including design requirements for all arrays and specific provisions for arrays mounted on carports and canopies.
- B. Review and provide recommendation to the Town Council on implementation of buildout study recommendations
- C. Review draft 5-year status report on comprehensive plan implementation for submission to RI Division of Planning
- D. Review and provide recommendation to the Town Council on proposed amendment to the Middletown Zoning Ordinance, Section 704 (E) - Height and Yard Modifications regarding height limit in flood zones

6. Updates

- A. Status Report on Planning Board action items.
- B. Update on BRAC Navy Surplus Land reuse planning process.
- C. Committee reports
 - 1. Use Table Subcommittee
 - 2. Marijuana regulation subcommittee
 - 3. Buildout study recommendations subcommittee
 - 4. Tree Commission
 - 5. Open Space and Fields Committee
 - 6. Conservation Commission
 - 7. Aquidneck Island Planning Commission
- D. Upcoming meetings:
 - 1. April 7, 2021, 6pm – Public workshop meeting regarding airport overlay zoning
 - 2. April 14, 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.