



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES February 9, 2021

In accordance with Executive Order 20-46, issued by Governor Raimondo, this meeting was conducted as a web and telephone conference.

Board members present:

Paul Croce, Chair

Michael Fenton, Secretary

Art Weber

Bill Nash, Vice Chair

B.J. Owen

John Ciummo

Ron Wolanski, Town Planner

Chris McNally, Assistant Town Solicitor

Rita Lavoie, Principal Planner

Members Absent:

Joe Pierik

Mr. Croce called the meeting to order at 6:00pm and called roll

Mr. Nash was temporarily unavailable and rejoined the meeting at 6:05

1. Review and provide recommendation to the Town Council on proposed amendments to Section 400 - Definitions, 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.
 - a. Mr. Wolanski gave a PowerPoint presentation describing the proposed changes noting: comprehensive plan consistency, current regulations, proposed changes, and next steps. He reviewed the draft regulations include dividing installations into small/large scale, adding carports/canopies into definitions, special use permits, dimensional table changes, development plan review requirements, landscaping, site design, soil preservation standards.
 - b. There was planning board discussion on screening, setbacks of 50 feet in a residential area too large, site design requirements and wildlife provisions, aesthetics, location of panels.
 - c. It was agreed to amend the draft to prohibit solar arrays in front yards but still allow carports or canopies in front yards
 - d. Members of the public were invited to speak
 - e. Mr. Jevon Chan resident of East Greenwich and real estate developer, offered the following comments: not in favor of front yard solar arrays, questions on ground mounted solar and carports definition, allowing sono-tubes for footings
 - f. The board continued discussion on residential zone setbacks. It was agreed to change the setbacks for carports as per zoning accessory use setbacks in both commercial and residential zones.
 - g. It was agreed that staff would make the requested revisions and provide an updated draft to the board at the March 10, 2021 meeting.

Motion to adjourn by Ms. Owen, seconded by Mr. Ciummo

Vote: 6-0-0

Meeting adjourned at approximately 6:45pm

Respectfully submitted:

Mike Fenton, Secretary

DRAFT