



Special Meeting
Middletown Affordable Housing Committee Tuesday June 17, 2025 6:00 PM
Fire Station Community Room,
239 Wyatt Road , Middletown, RI 02842

DRAFT MINUTES

Present:

Lawrence Frank, Chair
Kim Blass, Vice Chair
Karen Biastre, Secretary
Jamoya Ridgell

Absent:

Mark Donahue
Frank Spinella, Town Consultant
Shawn Brown, Town Administrator
Paul Rodriques, Town Council Liaison
Dennis Turano, Town Council Liaison

1. Chair called meeting to order/Secretary performed the roll call.
2. Discussion about the recent Planning Board decision for Adaptive Reuse of the building known as KJ's, 59 Aquidneck Ave, Middletown, RI. Residents and Committee members expressed concern over density and the number of units approved by the Planning Board on the square footage that exists at the property. Residents and Committee members questioned the Owner Occupied requirement when the owner of this property has stated he will not be living at the property. After the discussion, the following Motion was passed unanimously:

The Middletown Affordable Housing Committee recommends the following: The Middletown Short Term Rental Ordinance shall be amended to prohibit the operation of short term rentals in any building that has used Adaptive Reuse to create housing.

3. Discussion about affordable housing at the proposed Town Center project on West Main Road, Middletown, RI. Residents and Committee members expressed concern over the true affordability of units slated for 80% AMI and above, with none available for the lower income population where there is a great need for affordable housing. Residents and Committee members expressed the need for open and recreational space to remain at the property. After the discussion, the following Motion was passed unanimously:

The Middletown Affordable Housing Committee recommends the following: The Town of Middletown shall withdraw from consideration with the developers of the proposed town center proposal on West Main Road. The Town of Middletown shall develop a proposal that includes housing with a majority of affordable low, and moderate income units, and a public park to serve all the residents of Middletown.

4. Adjourn

The next scheduled Affordable Housing Committee meeting is Thursday, July 3, 2025 at 6:00PM, Fire Station Community Room, 239 Wyatt Rd.