

Middletown Conservation Commission Meeting Agenda

Monday November 8, 2021 5:30 PM

The following items of business will come before the Middletown Conservation Commission at a regular meeting to be held on **Monday, November 8, 2021 at 5:30 PM** at Middletown Town Council Chambers, 350 East Main Road, Middletown, RI 02842.

1. Minutes of Previous Meeting: October 12, 2021
2. Business, Old:
 - a. Petition of Cenz Corporation (owner) and GD Middletown West Main I, LLC (applicant) for a Special Use Permit and Development Plan Review from Sections 502, 725 (A) (1), 725 (B) (2) (3), 1102 (A) (3) & 1106 to allow a ground mounted solar voltaic system in Watershed Protection District Zone I. Said real estate is located at 0 West Main Road and further identified as lot A on tax assessor's plat 111. In addition, Petitioner requests that a variance be granted along the Westerly and Easterly lot lines and a portion of the Southerly lot line to alter the vegetation and fencing requirement on Plat 111, Lot 9A. They also request a variance to allow a 2.25 MW AC ground-mounted solar photovoltaic facility in a L1 (Light Industrial) district, and to allow the electrical lines to be installed above ground.
 - b. Application of Juan Campos for Preliminary Plan approval of a 5-lot subdivision including extension of an existing town road. The property is located at the end of Serenity Drive, with frontage also on Maidford River Road, and is identified as Tax Assessor's Plat 120, Lots 68-A & 68-B. Plans are available at <https://www.middletownri.com/504/Planning-Board-Meeting-Packets>
 - c. Discussion of the function of the Committee regarding the management of invasive species.

3. Business, New:

- a. 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.
- b. 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 building 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.
- c. Request of The West House Corporation 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 expansion of an existing multifamily dwelling structure located at 417 Forest Avenue, Assessor's Plat 113 Lot 6 and including request for waiver 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 §602 for a multifamily dwelling project in the Office Business zoning district; §603 for a 40 foot building where 35 feet is the maximum

allowable; §605 for a 42,603 square foot structure where 35,000 is the maximum allowable; §1304 for 61 parking spaces where 104 is required; §1504 for exceeding the allowable density in a multifamily dwelling project; §1505 for less than the minimum open space requirements in a multifamily dwelling project; §1507 for parking areas closer than 25 feet to the proposed structure; and §1508 for a façade greater than 80 feet without articulation in a multifamily dwelling project.

4. Adjourn