

Middletown Conservation Commission Meeting Agenda

Monday April 11, 2022, 5:30 PM

The following items of business will come before the Middletown Conservation Commission at a regular meeting to be held on **Monday, April 11, 2022 at 5:30 PM** at Middletown Town Council Chambers, 350 East Main Road, Middletown, RI 02842.

1. Minutes of Previous Meeting: March 14, 2022
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. Discussion of the function of the Committee regarding the management of invasive species.
3. Business, New: Application by Samuel's Realty Co., Inc. for Master Plan approval of a major land development project for a proposed mixed-use development including 60 new residential units and approximately 4,000 sq.ft. of new commercial space, with existing commercial space pursuant to Article 27A of the Middletown Zoning Ordinance and including request for waivers from certain design standards of Section 521 of the Middletown Rules and Regulations

Regarding the subdivision and Development of Land, and request for a variance from the Middletown Zoning Ordinance section

27A04(C)(1), to allow businesses within the development to be open without the limitations on hours of operation specified in this section.

The subject property is located at 656 & 670-716 Aquidneck Ave., Assessor's Plat 114, Lots 107, 107A, 107B, 107D, 107E, 108 & 109

4. Adjourn