



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, September 8, 2021 at 6:00pm**
Town Council Chambers
350 East Main Rd., Middletown, RI 02842

To view the latest plans for items on the agenda go to: <https://middletownri.com/504/Planning-Board-Meeting-Packets> or contact the Planning Dept. to schedule an appointment to view the application file.

AGENDA

1. **Approval of the minutes of the August 11, 2021 regular Planning Board meeting and the special meetings of August 10, August 17 & August 23, 2021.**
2. **Correspondence**
 - A. Email communication from Kerri Lewis, 54 Aquidneck Ave., received August 31, 2021 regarding 59 Aquidneck Ave., application of Jack Gullison.
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 a 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** - 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. (***This item is expected to be continued and not heard during the September 8th meeting.***)
 - C. **Public Hearing** – 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. (***This item is expected to be continued and not heard during the September 8th meeting.***)
 - D. **Public Informational Meeting** - Application of Horan Building Company for Master Plan approval of a 7-lot subdivision including a proposed new road and request for waivers from certain provisions of Article 5 and Article 6 of the Middletown Rules and Regulations

Regarding the Subdivision and Development of Land. The property is located on the southwest corner of the intersection of Green End Ave. and Vaucluse Ave. and is identified as 208 Howland Avenue, Tax Assessor's Plat 129, Lot 53.

- E. Review of revised draft of Airport Overlay Zoning amendment to the Middletown Zoning Ordinance and recommendation to the Town Council.
- F. Town Council request that the Planning Board research adopting an ordinance requiring esplanade-style sidewalks. Consider recommending ordinance language to the Town Council.
- G. Discuss policy for removing items that are repeatedly continued from the Planning Board agenda.
- H. Discuss and provide recommendation to the Town Council on proposed amendment to mixed-use development regulations, Zoning Ordinance Article 27A

5. New Business

- A. **Public Hearing** – Application of Newport National Real Estate, LLC for Development Plan Review for development of a 9-hole golf course and associated clubhouse, and request for waivers from certain commercial development design standards of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property fronts on Wyatt Road and Mitchell's Lane, Tax Assessors Plat 124 lot 29 (***This item is expected to be continued and not heard during the September 8th meeting.***)
- B. **Public Hearing** – Application of MDR Realty II, LLC & MDR Enterprises, LLC 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 an addition to an existing commercial building to be used as an auto dealership and expansion to the existing parking lot. Property located at 1235 West Main Rd. Assessor's Plat 106, Lot 87 & Plat 112, Lot 14
- C. Request for concept review – Mesolella Development Corp. Affordable housing comprehensive permit application, mixed-use development, 1747 West Main Rd., Plat 111, Lots 8 & 9. (As a concept review, the Board will take no action on this item.)

6. Updates

- A. Status Report on Planning Board action items.
- B. Committee reports
 - 1. Use Table/Parking Subcommittee
 - 2. Tree Commission
 - 3. Open Space and Fields Committee
 - 4. Conservation Commission
- C. Upcoming meetings:
 - 1. October 13, 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.