



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842
(401) 849-4027 | MiddletownRI.com

NOTICE

MIDDLETOWN PLANNING BOARD

The Middletown Planning Board will meet on **Wednesday, December 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 October 13, 2021 regular Planning Board meeting and the special meetings of October 7, October 14, October 19, 2021, and November 2, 2021**
2. **Correspondence**
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.
 - 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.
 - D. **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.

- E. **Public Informational Meeting-** 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 one new and two existing buildings 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 variances from the Middletown Zoning Ordinance sections 27A07(E)(1), 27A07(E)(2), and 27A07(E)(3) to allow a building in the mixed-use development to be approximately 62 feet from an abutting residential dwelling where 100 feet is required; to allow the area within the required landscaped buffer to include a driveway; and to allow a building height of 39.5 feet where the height limit is 35 feet. The property is located at 809, 811, and 819 Aquidneck Ave., Assessor's Plat 114, Lots 129 and 504.
- 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.

5. New Business

- A. Request of Benjamin J. Contessa for approval of an administrative subdivision to transfer 1,960 sq.ft. of land from one existing lot to another. Property located at 183 Wolcott Ave., Plat 115SE, Lots 282 & 283. **(This item is expected to be continued to the January 12, 2022 regular Planning Board meeting.)**
- B. **Public Hearing** – 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.
- C. **Public Hearing** - Application 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 by Endeavor Holdings, LLC for redevelopment of a commercial property and construction of a 2,107 square foot 2-story building located at 100 and 102 Valley Road, Tax Assessors Plat 113 Lot 19A.

- D. Request of Thomas Welch for Preliminary Plan approval of a 2-lot minor subdivision, and recommendation to the Zoning Board of Review on a Special Use Permit application to allow residential development in Zone 1 of the Watershed Protection District. Property located at 536 Mitchell's Lane, and also fronting on Fayal Lane, Assessor's Plat 124, Lot 19
- E. Request of Tony Lorusso, applicant for the Morrison Farm Subdivision, Morrison Ave., Plat 114, Lot 820, for the Planning Board to set the amount of performance security per Section 702 of the *Middletown Rules and Regulations Regarding the Subdivision and Development of Land* to secure completion of remaining infrastructure work.
- F. Request of the Town Council for review and recommendation on parking requirements for residential uses.

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. January 12, 2022, 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.