



NOTICE

MIDDLETOWN PLANNING BOARD

The Middletown Planning Board will meet on **Wednesday, April 13, 2022 at 6:00pm**
Town Council Chambers
350 East Main Rd., Middletown, RI 02842

Said meeting can also be accessed by video/telephone conference call on the date and time referenced. Members of the public may view the meeting in real-time by accessing the web conference on your computer or mobile device/phone using this link:

<https://us02web.zoom.us/j/88450659304>

Access by telephone call is also available by calling toll free: (888) 475-4499 (Toll Free).

Meeting ID when prompted: 884 5065 9304

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. Election of Officers**
- 2. Approval of the minutes of the March 9, 2022 regular Planning Board meeting and the special meeting of March 30, 2022.**
- 3. Correspondence**
 - A. Memo of the Town Planner dated March 25, 2022 re: Administrative Subdivision – St. George’s School, property located at 372 Purgatory Rd., Plat 121SW, Lots 28, 29, 30, 31, 35A and 39
 - B. Letter from Nancy Newbury, West House resident, dated March 25, 2022 regarding Church Community Housing’s West House II project.
 - C. Email correspondence from Mark Hastings, West House resident, received March 29, 2022, regarding Church Community Housing’s West House II project.
- 4. Continuances**
- 5. Old Business**
 - A. **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.

- B. **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.
- C. **Public Hearing** – Request of People’s Credit Union for Development Plan Review of proposed modifications to the front façade of an existing commercial building, and request for waivers from certain provisions of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 858 West Main Road, Assessor’s Plat 107NE, Lots 4, 5, 6, 7, 8.

6. New Business

- A. **Public Informational Meeting**- 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.
- B. 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.
- C. Request of Brian W. Murray on behalf of WAM Nominee Trust and the Lisa C. Muir Revocable Trust of 2011 for approval of an administrative subdivision to transfer 1,955 sq.ft. of land from one lot to another. Properties located at 103 & 105 Purgatory Road, Plat 116NW, Lots 52 & 55.

7. 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
 - 5. Affordable Housing Committee
- C. Upcoming meetings:
 - 1. April 21, 2022, 6pm – Planning Board Public Workshop – Middletown Commons
 - 2. May 11, 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 applications 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.