



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, June 8, 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/88615502913>

Access by telephone call is also available by calling toll free: (888) 475-4499 (Toll Free).
Meeting ID when prompted: 886 1550 2913

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 May 11, 2022 regular Planning Board meeting and the special meetings of May 3, 2022, May 5, 2022 and May 12, 2022.**
2. **Correspondence**
 - A. Memo of the Town Planner dated May 23, 2022 Re: The West House Corporation, West House II Final Plan approval.
3. **Continuances**
4. **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. **(The applicant has requested that this application be withdrawn.)**
 - B. Request of Geralyn Small, PE on behalf of the potential applicant for conceptual review of proposed development of a medical office building on property fronting on Valley Rd., AP 107NE, Lot 402B.

- C. **Public Hearing** – Proposed amendment to the Middletown Comprehensive Community Plan, Housing Element, to add discussion of recent and ongoing implementation activities.
- D. Recommendation to the Town Council on proposed amendments to Middletown Zoning Ordinance, Article 13 – Off-street Parking and Loading.
- E. Discussion of proposed historic preservation incentive program and possible recommendation to the Town Council.

5. New Business

- A. **Public Hearing** - Request of Hart’s Roofing & Construction on behalf of Beachside Holdings, LLC for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521 for proposed renovation of an existing commercial building located at 43 Aquidneck Ave., Assessor’s Plat 116NW, Lot 29.
- B. **Public Hearing** - Application by Aquidneck Commerce Center, LLC for Combined Preliminary and Final 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. The property is located at 809, 811, and 819 Aquidneck Ave., Assessor’s Plat 114, Lots 129 and 504.
- C. Request of Thomas Welch for Final Plan approval of a 2-lot minor subdivision. Property located at 536 Mitchell’s Lane, and also fronting on Fayal Lane, Assessor’s Plat 124, Lot 19.

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
 - 5. Affordable Housing Committee
- C. Upcoming meetings:
 - 1. July 13, 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.