



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, August 10, 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/88265537000>

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

Meeting ID when prompted: 882 6553 7000

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 July 13, 2022 regular Planning Board meeting, and the special meeting of July 11, 2022.**
2. **Correspondence**
3. **Continuances**
4. **Old Business**
5. **New Business**
 - A. Request of Hoppin House, LLC for Preliminary Plan approval of a 3-lot minor subdivision. Property located at 120 Miantonomi Ave. Assessor's Plat 108SE, Lot 57.
 - B. **Public Hearing** - Application for Development Plan Review by A-1 Roofing & Construction, LLC including request for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521, for modifications to the design of a previously approved new commercial building on property fronting on Aquidneck Avenue, Plat 114, Lot 507.
 - C. **Public Hearing** - Application of Aquidneck Group LLC for Development Plan Review for construction of a new commercial building and associated site alterations on an existing commercial property, 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. Property located at 99 East Main Rd., Tax Assessors Plat 107SE, Lot 106.

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- D. **Public Hearing** - Request of Bisbano & Associates, Inc., on behalf of Citizens Bank 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 exterior siding of an existing commercial building located at 25 East Main Rd., Assessor's Plat 107SE Lot 106.

6. Updates

- A. Status Report on Planning Board action items.
- B. Committee reports
1. Use Table Subcommittee
 2. Tree Commission
 3. Open Space and Fields Committee
 4. Conservation Commission
 5. Affordable Housing Committee
- C. Upcoming meetings:
1. August 31, 2022, 6pm – Special Planning Board meeting: Rosebrook Commons affordable housing comprehensive permit application, Preliminary Plan.
 2. September 8, 2022, 3pm – Use Table Subcommittee meeting
 3. September 14, 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.