



**MIDDLETOWN**  
Rhode Island

## PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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### NOTICE

#### MIDDLETOWN PLANNING BOARD Special Meeting – Site Visits

#### AGENDA

The Middletown Planning Board will meet on Thursday, **December 2, 2021, 3:00pm** to conduct site visits to the properties that are the subject of the applications listed below. The board will meet at the subject properties at the times indicated. The purpose of the meeting is for Planning Board members to view the subject properties. The Board will not deliberate, will not accept public comment, and will take no action on the applications during this meeting.

1. **3:00pm** – 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. **The Board will meet in the rear parking lot for the existing building, accessed from the end of Enterprise Drive.**
2. **3:20pm** – 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.
3. **3:40pm** - 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

Plans for these items are available for review on the Planning Board webpage:  
<https://middletownri.com/504/Planning-Board-Meeting-Packets>