



**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, May 11, 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/88271329996>  
Access by telephone call is also available by calling toll free: (888) 475-4499 (Toll Free). Meeting ID when prompted: 882 7132 9996

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 April 13, 2022 regular Planning Board meeting and the special meetings of April 21 and May 5, 2022.**
- 2. Correspondence**
  - A. Memo of the Town Planner dated April 21, 2022 regarding approval of administrative subdivision of land, Saltwood Farm subdivision, Plat 126, Lots 4 & 401.
  - B. Memo of the Town Planner dated April 28, 2022 regarding West House II, affordable housing comprehensive permit application.
- 3. Continuances**
- 4. Old Business**
  - A. **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.
  - B. **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

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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.

- C. 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.

## 5. New Business

- A. Silveira Irrevocable Trust, Preliminary Plan application, 2-lot subdivision of land fronting on Wapping Road and located approximately 2 tenths of a mile north of the intersection of Wapping Road and Peckham Ave., Assessor's Plat 128 Lot 74.
- B. **Public Hearing** - Application of Ocean State Holdings of Middletown, LLC for Development Plan Review for renovation of an existing commercial building, 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 1215 West Main Rd., Tax Assessors Plat 106, Lot 91.
- 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.
- F. 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 an Valley Rd., AP 107NE, Lot 402B.

## 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. May 12, 2022, 6pm – Special Meeting: Middletown Center
  - 2. June 8, 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.