



Town of Middletown

TOWN HALL 350 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND 02842

Minutes

Of the Monday, May 14, 2018 Meeting of the Middletown, RI Conservation Commission

Present: Gary Paquette (Chair), Dave Huntoon, Bob Johnson, Peter Tarpgaard, Jim Gedney

Absent: Howard Hall, Teri Flynn (Planning Board Liaison)

Guests: Warren Hall, Town Engineer;

This meeting was videotaped to be viewed on the Town of Middletown, RI website.

The meeting was called to order at 5:35 by Chairman Gary Paquette.

A motion was made and passed to accept the minutes of the meeting on April 9, 2018.

The first agenda item was Case 2017-02 which was to permit a gasoline station with a convenience store and drive-up window and a vehicle washing establishment located in a Limited Business Traffic Sensitive Zone (LBA) in Zone 1 of the Watershed Protection District (WPD).

Details of this proposal had been presented at the meeting on April 9, 2018 by David Martland, attorney for the owners and Lyn Small of Northeast Engineers, engineering consultant for the owners. At that meeting the case was continued pending submittal of updated plans to the commission and a site review by the commission. The owner's attorney did not attend the meeting on May 14 so the commission voted to continue the case until the June meeting.

The next agenda item was case 2018-01 which was described in a letter from the Building Official dated April 9, 2018 requesting an advisory opinion from the Conservation Commission to allow the following: Petition of: Atlantic Beach Suites II LLC (Owner) by their attorney David P. Martland for a Special Use Permit from Sections 602, Articles 11 & 14 to permit a 23 unit hotel in the Limited Business (LB) Zone and Zone 1 of the Water Protection District. Said real estate located at 42-44 & 56 Wave Ave and further identified as Lots 4, 5, & 6 on tax assessor's plat 116 NW.

The owner is requesting to tear down Rusty's Bar and 2 houses to build the 23 unit hotel. No state approvals are required but CRMC approval is required. The attorney for the owner did not attend the meeting so the commission reviewed



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the submitted plans as best they could. Several questions were generated during the review so the commission decided to continue the case to the June meeting pending a presentation by the owner's attorney and engineer.

The meeting was adjourned at 6:17 PM.

The next scheduled meeting of the Commission will be held on Monday, July 9, 2018 at 5:30pm in the Town Council Chambers, 350 East Main Road. This meeting location is accessible to the handicapped. Individuals requiring interpreter services for the hearing impaired should notify the Town Clerk's Office not less than 48 hours prior to this meeting.

Submitted: June 8, 2018
Date

Robert Johnson
Signature