

**Town of Middletown  
Planning Department**

**350 East Main Rd., Middletown RI 02842 (401) 849-4027**

**PLANNING BOARD MINUTES**

**December 14, 2005**

**Board members present:**

**Hedy Bennett, Chairman Ron Wolanski, Town Planner**

**Art Weber, Vice Chairman Vernon Gorton, Town Solicitor**

**Jan Eckhart, Secretary**

**David Lawrence**

**Richard Adams**

**Audrey Rearick**

**Colleen Aull**

**Members absent:**

**The meeting was called to order at 6:30 pm.**

**The minutes of the regular meeting of November 9, 2005 and the  
November 17, 2005 special meeting reviewed.**

**Motion by Ms. Rearick, seconded by Mr. Adams to approve the minutes. Vote: 7-0-0.**

## **Sitting as Planning Board**

### **Old Business**

**1. Bryant – Request for 2-lot subdivision, Concord & Continental Dr., Plat 114, Lot 67**

**Attorney William Harvey represented the applicant.**

**Mr. Wolanski stated that the applicant had been granted the required setback relief by the Zoning Board of Review. He recommended that if final approval is granted it should be made conditional on the proper installation of the sewer connection.**

**Motion by Mr. Adams, seconded by Ms. Rearick, to grant final subdivision plan approval, subject to the following condition:**

**1. The design and installation of sanitary sewer to serve proposed lot 67-E must be in accordance with Town regulations, and must include a back-flow preventer at the service connection.**

**Vote: 7-0-0**

**2. Request of Attorney Patrick Hayes on behalf of his client (Autocenter) for a change in zoning designation for property consisting of a portion of Lot 14, AP 112 from residential R-20A to general business (GB).**

**Mr. Wolanski stated that the town is in the process of securing the services of an engineering firm to review the water quality report provided by the applicant prior to the previous meeting. It is hoped that the review will occur and comments will be provided to the Board**

**for the January meeting.**

**By consensus this matter was continued to the January 11, 2005 Planning Board meeting.**

**Mr. Lawrence asked if a comprehensive plan amendment is required prior to amending the zoning as proposed.**

**Mr. Wolanski stated that since the request is to rezone a portion of a lot, which will be added to the rear of a commercial operation fronting on West Main Rd. (designated in the Comp Plan for general business/commercial use), an amendment to the future land use plan is not necessary.**

**Mr. Gorton agreed that an amendment to the comprehensive plan is not necessary in this situation.**

**3. Love Realty Trust II (Residences at Forest Commons) – Review of site plans for a 60 unit senior independent living facility – Forest Ave. Plat 113, Lots 3, 3A, 3B, & 5.**

**Mr. Wolanski stated that the subcommittee established to review the application met once, and will meet again with the applicant on January 9th.**

**By consensus this matter was continued to the January 11, 2005 Planning Board meeting.**

#### **New Business**

**4. Public Hearing – Consideration of Draft Middletown Hazard Mitigation Plan – proposed as appendix to the Middletown Comprehensive Community Plan**

**Mr. Wolanski explained that the Town is required to adopt a Hazard Mitigation Plan, and present it to RIEMA and FEMA for approval.**

**FEMA recommends adopting the plan as addendum to the Town's Comprehensive Community Plan.**

**The Board accepted the draft. By consensus the matter was continued to the January 11, 2006 Planning Board meeting.**

**Sitting as the Town Center Review Board**

**There being no business before it, the Town Center Review Board adjourned.**

**Motion by Ms. Rearick, seconded by Mr. Adams, to adjourn. Vote:  
6-0-0**

**The meeting adjourned at 6:45pm**