

PL ANNING BOARD MINUTES

January 11, 2006

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

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

The minutes of the regular meeting of December 14, 2005 and the December 14, 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. 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 has contracted with an engineering firm to review the water quality report provided by the applicant. It is expected that the review will be completed prior to the February Planning Board meeting.

By consensus this matter was continued to the February 8, 2006 Planning Board meeting.

2. 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 on January 9th. Complete engineering plans had not been provided by the applicant prior to that meeting. The subcommittee will meet again with the applicant on January 30th.

By consensus this matter was continued to the February 8, 2006 Planning Board meeting.

3. Public Hearing (continued) – Consideration of Draft Middletown Hazard Mitigation Plan – proposed as appendix to the Middletown Comprehensive Community Plan.

Ms. Bennett opened the meeting and requested input from the public. There was no one in the audience that wished to speak on the draft plan.

The members of the Planning Board had no additional comment on the draft plan.

Motion by Mr. Weber, seconded by Ms. Rearick, to close the public hearing, to approve the plan as an addendum to the Middletown

Comprehensive Community Plan, and to forward the plan to the Town Council for approval.

Vote: 7-0-0

4. Discussion of proposed Easton's Beach district master plan

Mr. Wolanski stated that in order to compete better for future grant funding, the Town should prepare and adopt a master plan for the improvement of the lower Aquidneck Ave. area. This plan would address traffic, pedestrian safety, streetscape aesthetic improvements, and design and use regulation.

The Board discussed the need for consultant assistance to complete a master plan.

Mr. Wolanski suggested that engineering assistance would be required, particularly concerning traffic concerns.

The Board tentatively scheduled a special meeting to discuss the proposed master plan for February 15th at 5:30pm, at KJ's. Mr. Lawrence will contact KJ's to request use of a room.

It was suggested that business owners and residents of the area be invited to the meeting.

New Business

5. Public Hearing - George P. Lewis, Proposed 5-lot minor subdivision & extension of Trout Dr., Plat 125, Lot 935, Preliminary Plan

Attorney Brian Bardorf represented the applicant. He explained the purpose of the subdivision and some of the features, including an 8" water main extension and hydrant at Bailey Ave. from Trout Dr. Wetlands on the property would not be disturbed. He stated that the

applicant is not in favor of the possible connection of Bailey Ave. to Sachuest Way.

Ms. Bennett stated the Board generally conducts site visits for proposed subdivisions prior to deliberations. The public is invited to the site visit, and the public hearing will continue at the Board's next regular meeting scheduled for February 8th.

By consensus the Board established a subcommittee to review the plans and conduct a site visit on January 23rd. The public hearing was continued to the February 8, 2006 regular Planning Board meeting.

6. Peter Gallipeau, Island Drive & Elizabeth Lane, Request for release of subdivision maintenance bonds

Mr. Wolanski stated that the Board had not yet received a recommendation for the Town Engineer on the requested release. He recommended that the matter be continued to the next regular Planning Board meeting.

By consensus of the Board, the matter was continued to the February 8, 2006 Planning Board meeting.

7. Request of the Zoning Board of Review for an advisory recommendation on proposed development within Zone 1 of the Watershed Protection District – Kenneth Hasam, Plat 113, Lot 803

Ms. Bennett recused herself from the discussion as she is a business associate of the applicant.

Mr. Weber presided over the discussion.

Attorney David Martland, representing the applicant, described the application, and requested that the Board schedule a site visit.

By consensus the Board established a subcommittee to review the application and conduct a site visit on January 23, 2006. The matter was continued to the Board's February 8, 2006 regular meeting.

8. Request of the Zoning Board of Review for an advisory recommendation to the on proposed development within Zone 2 of the Watershed Protection District – Matthew S. Gurl, Proposal to construct a commercial building for use as a carwash. Plat 107NE, Lots 17 & 453, 741 West Main Rd

Attorney Peter Regan, representing the applicant, described the proposed project. There would be landscaping and a reduction in the impervious surface coverage. All wash water would be discharged to the public sewer. The proposal meets the zoning and Town Center design requirements.

There was a question of the technology that will be used.

Mr. Regan stated that experts on the technology will be present at the site visit.

There was discussion of the potential traffic impacts.

Mr. Reagan stated that a traffic report will be submitted.

By consensus the Board established a subcommittee to review the application and conduct a site visit on January 25th. The matter was continued to the February 8, 2006 regular Planning Board meeting.

Sitting as the Town Center Review Board

1. Public Hearing - Richard Reavis/Vince Arcello (Tito's Cantina), Proposed addition to an existing commercial building. Plat 107SE, Lot

17, 651 West Main Rd.

The applicant, Mrs. Arcello, described the proposal. The proposed additions will provide for more interior space, but no new seating is proposed.

By consensus the Board established a subcommittee to review the plan and conduct a site visit on January 25th. The public hearing was continued to the February 8, 2006 regular meeting of the Town Center Review Board.

2. Public Hearing – Matthew S. Gurl, Proposal to construct a commercial building for use as a carwash. Plat 107NE, Lots 17 & 453, 741 West Main Rd.

Attorney Peter Regan represented to applicant.

There was discussion regarding the need for review of the applicant's drainage plan and traffic study.

Mr. Wolanski stated that either the Town Engineer or the Town's consulting engineer should review and comment on this information.

By consensus the Board established a subcommittee to review the plan and conduct a site visit on January 25th. The public hearing was continued to the February 8, 2006 regular meeting of the Town Center Review Board.

3. Public Hearing – Marshall Properties, Inc., Proposal to construct a commercial building for use as a restaurant, including a drive-up window. Plat 107SE, Lots 13 & 14, 619 West Main Rd.

Attorney David Martland, representing the applicant, described the proposal. There was a mistake in the application. There will be no drive-thru as part of the proposed restaurant. The applicant will

provide additional elevation drawings of the building and a landscaping plan.

Some members of the Board expressed concern with the proposed architectural design of the building, and suggested that revisions be made to bring the design in line with the provisions of Town Center Overlay District.

By consensus the Board established a subcommittee to review the plan and conduct a site visit on January 25th. The public hearing was continued to the February 8, 2006 regular meeting of the Town Center Review Board.

4. Public Hearing – Island Hotel Group, LLC, Proposal to demolish a portion of an existing hotel, and construct a new 97-room hotel. Plat 108, Lots 97G, 131, & 193, 317-351 West Main Rd.

Attorney David Martland, representing the applicant, described the proposal. He indicated that an impact review will be required as part of the special use permit review. The impact statement will be submitted with submission of the zoning applications.

By consensus the Board established a subcommittee to review the plan and conduct a site visit on February 1st . The public hearing was continued to the February 8, 2006 regular meeting of the Town Center Review Board.

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

The meeting adjourned at 7:30pm