

**Town of Middletown  
Planning Department**

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

**PLANNING BOARD MINUTES**

**Special Meeting**

**September 13, 2006**

**Board members present:**

**Art Weber, Chairman   Ron Wolanski, Town Planner**

**Jan Eckhart, Secretary   Vernon Gorton, Town Solicitor**

**Richard Adams**

**Audrey Rearick**

**Members absent:**

**John Tucker**

**Colleen Aull**

**David Lawrence**

**The meeting was called to order at 5:00 pm.**

**1. Public Hearing – Proposed amendments to the Middletown Rules**

**and Regulations Regarding the Subdivision of Land regarding development plan review and commercial development design standards**

**2. Request for recommendation to the Middletown Town Council on proposed Zoning Ordinance Amendments as recommended by the Zoning Ordinance Review Committee**

**The Board elected to discuss both the amendments to the subdivision regulations and the zoning ordinance amendments at the same time.**

**Mr. Weber discussed the history of the process to draft and adopt development plan review and commercial design requirements in the Zoning Ordinance and the Subdivision Regulations . The Zoning Ordinance Review Committee has provided comments and proposed alterations to the proposed amendments to the regulations and the zoning ordinance.**

**Mr. Wolanski stated that the Board must determine if it will approve the proposed amendments to the regulations and forward them to the Town Council for final adoption. The Board must also provide a recommendation to the Council on the proposed zoning ordinance amendments.**

**Mr. Wolanski also stated that the Town Council had received comments on the draft amendments as revised by the ZORC from various sources on September 11th. The Council established a subcommittee to review the comments and propose appropriate action. The Council would also like the Planning Board to comment on the subcommittee's proposed actions. This would require a**

**special meeting in order to complete the review prior to the Council's October 10th Public Hearing.**

**The meeting was opened to the public.**

**Roberta Duffy, a resident of Forest Ave., stated that enforcement of the regulations is the key issue. Regulations can be adopted, but if they are not enforced there will be no improvements.**

**Mr. Adams stated that the businesses that comply with the regulations will also help with enforcement.**

**Ms. Duffy asked about the zoning ordinance section relating to the airport hazard area.**

**It was noted that the map depicting this area is on file with the Town Clerk. No changes to that section of the Zoning Ordinance are proposed.**

**There was discussion of the possibility for incentives. It was noted that zoning incentives were removed from the draft due to concern of overlapping jurisdiction with the Zoning Board of Review. Financial incentives to encourage building and site improvements could be considered.**

**Dr. George Lewis, a resident of Bailey Ave., ask if there are aesthetic standards included in the proposed regulations.**

**Mr. Weber stated that there are.**

**Mr. Adams stated that the standards would not apply to single family or two-family residential use.**

**Martha Koziara, a resident of Miller St., suggest that the town look at Colonial Williamsburg and other similar places as examples.**

**Motion by Mr. Adams, seconded by Ms. Rearick, to continue**

**discussion of the matter, keeping the public hearing open, to a special meeting to be held on September 27, 2006 at 6pm at the Town Hall. Vote 4-0-0.**

**Motion by Ms. Rearick, seconded by Mr. Eckhart, to adjourn. Vote: 4-0-0**

**The meeting adjourned at 5:35pm**