

PLANNING BOARD MINUTES

SPECIAL MEETING

February 13, 2008

Board members present:

Art Weber, Chairman Ron Wolanski, Town Planner

Jan Eckhart, Vice Chairman Frank Holbrook, Town Solicitor

Audrey Rearick , Secretary

Richard Adams

Frank Forgue

Betty Jane Owen

Gladys Lavine

The meeting was called to order at 6:00 pm.

1. Public Hearing - Proposed amendments to the Middletown Comprehensive Community Plan Figure 7 – Future Land Use Plan, to provide for the designation of certain properties currently owned by the U.S. Navy. The property affected is currently designated for institutional use and includes all or portions of the following parcels:

AP 102 Lot 1 proposed designation: Conservation, Recreation & Open Space

AP 104 Lot 2 proposed designation: High Density Residential

AP 107SW Lot 1 proposed designation: General Business/Commercial

Mr. Weber explained the purpose of the proposed amendments, including the anticipated release of the master plan for the Navy base which may identify surplus properties. It is important that the town identify its wishes for the future use of Navy lands in Middletown that may be surplus.

Mr. Wolanski described the process for revising the future land use plan. He described the proposal, which includes re-designation of Navy lands along Burma Road to Conservation, Recreation & Open Space; the Greene Lane housing area to High-density Residential; and the former Navy Lodge parcel to General Business/Commercial.

The public hearing was opened.

Middletown resident Manny Mello stated that the former Navy Lodge parcel should be designated for recreational development to expand the existing West Main Rd. facility.

There was discussion of the possible uses for the site.

Mr. Forgue stated that the land could offer recreational opportunities.

Middletown resident Arthur Benner stated that he is concerned with potential traffic impacts if the site is developed for commercial use.

There was additional discussion of the potential land use designations.

Mr. Wolanski stated that the Recreation Director is currently in the process of developing a master plan for recreational facilities in Town. The West Main Rd. Recreation Complex and the Navy Lodge parcels are being reviewed as part of that process. The Board might want to await the completion of that plan, which will identify needs for additional recreation space, before proceeding with the determination

of the land use designation on the Navy Lodge parcel.

The Board agreed to delay consideration of the Navy Lodge parcel pending completion of the town's recreation master plan.

There was consensus in favor of the proposed designations of the other subject property.

There being no one else wishing to speak, the public hearing was closed.

Motion by Mr. Eckhart, seconded by Ms. Owen, to adopt and forward to the Town Council for consideration, the amendments to the future land use plan as presented by the Town Planner, excluding the Navy Lodge parcel, which will be consider upon the completion of the town recreation master plan. Vote 7-0-0.

2. Public Hearing – Proposed amendments to several sections of the Middletown Comprehensive Community Plan to provide for implementation of applicable recommendations of the Aquidneck Island Planning Commission's West Side Master Plan.

Mr. Wolanski stated that he had reviewed the draft amendments and found that additional work is needed prior to considering the amendments for adoption. He recommended that the Planning Board continue the matter to its March meeting.

The public hearing was opened.

No one wished to speak.

Motion by Ms. Rearick, seconded by Ms. Owen, to continue the matter, keeping the public hearing open, to the March 12, 2008 regular Planning Board meeting. Vote: 7-0-0.

Motion by Ms. Rearick, seconded by Mr. Forge, to adjourn. Vote: 7-0-0

The meeting adjourned at 6:25pm