

PLANNING BOARD MINUTES

March 10, 2010

Board members present:

Arthur Weber, Chairman Ron Wolanski, Town Planner

**Jan Eckhart, Vice Chairman Frank Holbrook, Assistant Town
Solicitor**

Audrey Rearick Alison Ring, Principal Planner

Richard Adams

Gladys Lavine

Betty Jane Owen

Charlene Rose-Cirillo

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

- **Election of Officers for the 2010 calendar year –**
 - o **Motion by Ms. Rearick, seconded by Ms. Lavine, to elect Art Weber to serve as Planning Board chairman. Vote: 7-0-0.**
 - o **Motion by Ms. Rearick, seconded by Ms. Owen, to elect Jan Eckhart to serve as Planning Board Vice Chairman. Vote: 7-0-0.**
 - o **Motion by Ms. Lavine, seconded by Mr. Eckhart, to elect Audrey Rearick to serve as Secretary. Vote: 7-0-0.**

- **Approval of the minutes of the January 13, 2010 and February 18,**

2010 regular Planning Board meetings.

Motion by Ms. Owen, seconded by Ms. Rearick, to approve the January 13, 2010 and February 18, 2010 minutes. Vote: 7-0-0.

Old Business

1. Public Hearing – Peter Gallipeau, Proposed 14 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lots 4, 217, 218, 219 Request for Preliminary Plan Approval.

Mr. Holbrook recused himself from the discussion of this matter.

Mr. Weber stated that the applicant has requested that the matter be continued to the April 14th Planning Board meeting.

Motion by Ms. Owen, seconded by Mr. Eckhart, to continue the matter to the April 14, 2010 regular Planning Board meeting. Vote: 7-0-0.

2. Bancroft Partners, LLC , Proposed Administrative Subdivision, Tuckerman Ave. (Plat 122, Lots 123, 124 & 127), Request for 90-day extension of conditional approval.

Attorney David Martland represented the applicant. He requested that the Board take action to grant an extension consistent with the state law enacted in November 2009 regarding tolling of approvals.

There was discussion of the proper form for such action.

Mr. Wolanski stated that based on the tolling statute, it appears that the current approval will remain valid until September 26, 2011.

Motion by Mr. Adams, seconded by Ms. Owen, to grant an extension of the subject approval until September 26, 2011, consistent with state law. Vote: 7-0-0.

3. Update - Comprehensive Community Plan 5-year update

Mr. Weber stated that on March 18th the Planning Board will host a

presentation by the deputy director of the RI Historical Preservation & Heritage Commission regarding historic landscapes. This presentation will be in place of the regular comprehensive plan update committee meeting scheduled for that evening.

New Business

1. Request of CVD II, LLC for consideration and action on proposed amendments to the Middletown Comprehensive Community Plan relating in part to property at Plat 111, Lots 8, 9, 9A, 10.

Attorney Joseph Palumbo represented the applicant.

Mr. Weber recommended that the Planning Board hold a public hearing prior considering action on the proposed amendments.

Motion by Ms. Owen, seconded by Ms. Rose-Cirillo, to continue this matter for the purpose of holding a public hearing during the April 14, 2010 Planning Board meeting. Vote: 7-0-0.

2. Request of the Town Council for an advisory recommendation on a petition of CVD II, LLC for amendments to the Middletown Zoning Ordinance relating in part to property at Plat 111, Lots 8, 9, 9A, 10.

Motion by Ms. Owen, seconded by Ms. Rose-Cirillo, to continue this matter to the April 14, 2010 Planning Board meeting. Vote: 7-0-0.

3. Request of the Zoning Board of Review for an advisory recommendation on a special use permit application of Metro PCS, on behalf of the City of Newport Water Department, for installation of a wireless telecommunications facility at property located at, 219 Reservoir Rd., Plat 121NW, Lot 73.

Mr. Weber stated that the applicant has requested that this matter be continued to the April Planning Board meeting.

Motion by Ms. Rearick, seconded by Mr. Adams, to continue this matter to the April 14, 2010 Planning Board meeting. Vote: 7-0-0.

4. Request of the Zoning Board of Review for an advisory recommendation on a special use permit application of Cox TMI Wireless, LLC, on behalf the City of Newport Water Department, for installation of a wireless telecommunications facility at property located at, 219 Reservoir Rd., Plat 121NW, Lot 73.

Attorney Joe Giammarco, of Prince Lobel, represented the applicant. He described the proposal, which calls for install of three antennae on the top of the existing City of Newport water tank on the property. He introduced radio frequency engineer Fong Lo who described the new coverage area. The installation would be in conformance with FCC regulations.

Members of the Board did not express concerns regarding the proposal.

In response to a question from the Board, Mr. Wolanski stated that based on the materials provided by the applicant, it appears that the proposed installation would have minimal visual impact.

Motion by Ms. Rearick, seconded by Ms. Owen, to provide a positive recommendation regarding this matter to the Zoning Board of Review. Vote: 7-0-0.

5. Review of proposed list of projects for the Town's 2010 CDBG application for consistency with the Middletown Comprehensive Community Plan.

Mr. Wolanski stated that the Planning Board is asked to review the list of proposed Community Development Block Grant projects for

consistency with the Middletown Comprehensive Community Plan. He has reviewed the projects and there does not appear to be conflict with the Comprehensive Plan.

Motion by Ms. Rearick, seconded by Mr. Adams, to certify that the list of proposed CDBG projects is not inconsistent with the Middletown Comprehensive Community Plan. Vote: 7-0-0.

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

The meeting adjourned at 6:50pm

Respectfully submitted:

Ronald M. Wolanski

Town Planner