



**Town of Middletown**  
Planning Department

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

**PLANNING BOARD MINUTES**

**June 8, 2011**

Town Council Chambers

**Board members present:**

Jan Eckhart, Chairman

Richard Adams, Vice Chairman

Audrey Rearick, Secretary

Betty Jane Owen

Gladys Lavine

Pete Marnane

Charlene Rose-Cirillo

Ron Wolanski, Town Planner

Frank Holbrook, Assistant Town Solicitor

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

• **Approval of the minutes of the May 11, 2011 regular Planning Board meeting –**

**Motion** by Ms. Rearick, seconded by Mr. Marnane, to approve the May 11, 2011 regular Planning Board meeting minutes. **Vote:** 7-0-0.

• **Correspondence**

○ Memo from Ronald Wolanski, Planning Director, dated May 17, 2011, regarding administrative subdivision plan approval, Gilbane Development (KVH), Enterprise Center, Plat 113, Lots 15-C & 15-D.

○ Memo from Ronald Wolanski, Planning Director, dated June 1, 2011, regarding administrative subdivision plan approval, Saccucci Auto Group Inc., d/b/a Saccucci Honda, Plat 106, Lots 58 & 59.

**Motion** to accept the correspondence, duly seconded. **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. Eckhart stated that the applicant had submitted a letter requesting an additional continuance to the July Planning Board meeting, and agreeing to an extension of the time period for the Planning Board to make a decision to August 10, 2011.

**Motion** by Ms. Rearick, seconded by Mr. Adams, to continue the matter to the July 13, 2011 regular Planning Board meeting. **Vote:** 7-0-0.

**2. Lockwood/McKinnon (Taco Bell), 641 West Main Rd., Plat 107SE Lot 15. Request for Development Plan Review for exterior renovations and new signage for existing commercial building.**

Attorney David Martland, representing the applicant, discussed proposed revisions to the building façade design. He presented a board, labeled exhibit #1, including a rendering and materials and color samples for consideration. He presented a second board including a sample of the proposed stone wainscot identified on exhibit #1.

There was discussion of the proposed windows. Board members indicated that divided light or simulated divided light windows should be use, as depicted on exhibit #1.

Board members indicated their approval of the revised color scheme and the stone wainscot identified on exhibit #1.

**Motion** by Mr. Adams, seconded by Ms. Rearick to grant the necessary waivers and approve the proposed design depicted on exhibit #1 subject to the following conditions:

1. As presented to the Board, the proposed stone wainscot shall be “Idaho Drystack - Carmel Mountain” by Coronado Stone Products.
2. Windows shall be of true divided light design, or simulated divided light resembling a true divided light window.

Waivers were granted from the following design requirements (Article 5 – Rules & Regulations Regarding the Subdivision & Development of Land):

- Section 521.2.C. – Materials not consistent with the requirement for traditional exterior building materials.
- Section 521.2.D – Traditional roof form (hip, gambrel, gable) not provided.

**Vote:** 7-0-0.

### **3. Review and endorsement of AIRPA Navy surplus lands reuse plan.**

Julie Oakley, Property Reuse Coordinator for the Aquidneck Island Reuse Planning Authority, reviewed the status of AIRPA planning efforts. Proposed reuse and conveyance mechanism options for the properties in Middletown were reviewed.

Mr. Wolanski stated that Planning Board endorsement of the plan is sought prior to the Town Council presentation on June 20<sup>th</sup>.

There was discussion of the status of Burma Rd. Ms. Oakley stated that RIDOT is evaluating its potential public benefit conveyance request.

**Motion** by Mr. Adams, seconded by Ms. Cirillo, to endorse the proposed AIRPA plan, including the proposed reuse of the former Navy Lodge site for mixed use commercial, and the reuse of the land along Burma Rd. and the coast line for recreation/open space. And to endorse the recommended conveyance mechanisms, including Economic Development Conveyance for the Navy Lodge site, and Public Benefit Conveyance for the proposed Greene Lane Park and abutting parcels along Burma Rd. **Vote:** 7-0-0.

### **4. Discuss draft West Main/Coddington Development Master Plan.**

Mr. Wolanski stated that the Town Council meeting on June 20<sup>th</sup> will include a presentation by VHB on the draft plan. Planning Board members are encouraged to attend.

### **New Business**

- 5. Request of the Town Council for recommendation on a proposed Zoning Ordinance amendment – Petition of CVDD II, LLC, to reclassify Plat 111, Lots 8, 9, 9A, & 10 from light industrial, traffic sensitive (LIA) to general business, traffic sensitive (GBA).**

Mr. Eckhart stated that the Planning Board's role in review of the proposed zoning amendment is to advise the Town Council regarding consistency of the request with the town's comprehensive plan. Discussion should be limited to that question.

Mr. Mesolella requested an opportunity to provide a slide presentation regarding proposed future development of the subject property in relation to the requested zoning ordinance amendment.

Mr. Eckhart indicated that the presentation would not be necessary given the limited scope of the Planning Board's review of the proposed zoning amendment.

Mr. Mesolella stated that the proposal is consistent with the Middletown comprehensive plan. The plan calls for increased economic development and job creation, which this project would provide. He referenced a newspaper article regarding town budget deliberations, and indicated that the project would provide \$1.3 million in much-needed tax revenue. He quoted several passages from the comprehensive plan: He stated that agriculture is declining; regarding the industrial designation of the subject property, he stated that industrial use of the property must be viable, but industrial development is declining; the comprehensive plan promotes agri-tourism; he stated that his proposed development is consistent with the comprehensive plan's promotion of infill development; he stated that the development proposal is consistent with the comprehensive plan's call for creation of a town center.

Mr. Mesolella stated that concerns have been raised about the jobs that would be created by the proposed development. He stated that given the economic conditions in the state, all jobs are needed, including entry level jobs.

Mr. Eckhart stated that the Board would accept public comment provided that it is relevant to the Board's consideration of the proposed zoning amendment and its consistency with the comprehensive plan.

Karen Dill of 141 Busher Drive stated that she is opposed to the proposed retail development and the traffic impacts. The proposal is not consistent with the Middletown comprehensive plan.

David Dill of 141 Busher Drive stated that the proposal is inconsistent with the comprehensive plan. The subject property is the largest light industrial parcel remaining in town, and is not designated for retail development.

William Jones of Amesbury Circle stated that the proposal is not consistent with the comprehensive plan designation for the subject property. He stated that development of the property for light industrial use would be compatible with the neighborhood.

Helen Flynn, a member of the Middletown Economic Development Advisory Committee, stated that Mr. Mesolella had provided a presentation of the proposed development to the MEDAC, which took no action. She stated that she is impressed with the plan and that the change is needed to promote new development.

Manual Marques, a resident of 33 Pasture Farm Drive, stated that industrial development is not coming, and that the development proposed by Mr. Mesolella is viable. He stated that traffic impacts are not a concern. The project is consistent with the comprehensive plan.

William Fish, owner of property on Greene Lane and Marshal Lane, stated that West Main Road is dangerous as it is. Additional traffic is a concern.

A Swan Drive resident stated that the primary concern of the town is protection of quality of life, not job creation.

George Dill of Houston Texas requested an opportunity to address the board on topic not germane to the question of consistency of the zoning proposal with the comprehensive plan.

A resident of West Main Rd. stated that he is in favor of the proposal given anticipated job creation and tax revenue.

Mr. Mesolella's architect Duncan Pendlebury stated that he is member of the Jamestown Planning Board, and understands the Board's concerns. He stated that the proposal is consistent with overarching goals of the comprehensive plan, including economic development goals. He stated that the proposed development would impact the neighborhood less than potential light industrial development.

Ms. Rearick stated that the proposed zoning amendment is not consistent with the land use element of the comprehensive plan. She cited language from the element.

Ms. Cirillo stated that the proposed development would likely have less impact on neighbors than light industrial development.

**Motion** by Mr. Adams, seconded by Ms. Owen, to find that the proposed zoning amendment is inconsistent with the Middletown comprehensive plan. **Vote:** 7-0-0.

**Motion** by Mr. Adams, seconded by Ms. Rearick, to recommend to the Town Council that the proposed zoning amendment not be adopted. **Vote:** 6-1-0, with Ms. Cirillo voting in opposition.

**6. Request of the Town Council for recommendation on a proposed Zoning Ordinance amendment – Petition of Richard Rodrigues to amend Section 1210, Temporary Signs, to extend to six months the amount of time temporary signs may be installed for a single business per calendar year.**

Mr. Rodrigues stated that he would like to an opportunity to extend the use of a temporary sign.

Mr. Eckhart stated that the Planning Board will be considering the request along with other proposed zoning amendments. A special Planning Board meeting is scheduled for June 16<sup>th</sup>. Mr. Rodrigues is welcome to attend.

**Motion** by Ms. Owen, seconded by Ms. Cirillo, to continue the matter to the July 13, 2011 Planning Board meeting. **Vote:** 7-0-0.

**7. Request of the Zoning Board of Review for an advisory recommendation on a Special Use Permit application to allow expansion of a single family residential structure in Zone 1 of the Watershed Protection District - Luise Von Mayrhauser Strauss, 485 Paradise Ave., Plat 121, Lot 17.**

Attorney Robert Silva represented the applicant. He stated that he is seeking Conservation Commission review in July. The applicant will also be seeking an administrative subdivision to adjust property lines of the subject parcel.

Ms. Rearick suggested that the Planning Board should await review and comments by the Conservation Commission.

Mr. Wolanski described his concern regarding the location of the proposed sewer pump chamber and its proximity to the Maidford River and the floodplain.

Mr. Silva stated that the applicant's engineer will be able to address those concerns.

**Motion** by Ms. Owen, seconded by Ms. Cirillo, to continue the matter the July 13, 2011 Planning Board meeting. **Vote** 7-0-0.

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

The meeting adjourned at 8:15 pm

Respectfully submitted:  
Ronald M. Wolanski  
Town Planner