

PLANNING BOARD MINUTES

September 14, 2011

Town Council Chambers

Board members present:

Jan Eckhart, Chairman Ron Wolanski, Town Planner

**Richard Adams, Vice Chairman Frank Holbrook, Assistant Town
Solicitor**

Audrey Rearick, Secretary

Betty Jane Owen

Gladys Lavine

Charlene Rose-Cirillo

Pete Marnane

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

• Approval of the minutes of the August 10, 2011 meeting.

**Motion by Ms. Owen, seconded by Ms. Rearick, to approve the
minutes of the August 10, 2011 regular meeting. Vote: 7-0-0.**

**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. Wolanski stated that the applicant has submitted a letter
requesting a continuance to the October Planning Board meeting.**

Motion by Ms. Rearick, seconded by Ms. Owen, to continue the matter

to the October 12, 2011 Planning Board meeting, at 6:30pm. Vote: 7-0-0.

2. Khent Doon Trust, Proposed 5-lot minor subdivision of property located at 535-591 Indian Ave., Plat 129, Lots 73 & 300. Request for preliminary plan approval

Ms. Lavine recused herself from discussion of this matter as she is a party to the application.

Mr. Wolanski stated that he had received a phone call and email communication from the applicant's representative, Mr. Bozyan, requesting that the application be withdrawn.

Motion by Mr. Adams, seconded by Ms. Rearick, to approve withdrawal of the application, without prejudice. Vote: 6-0-0.

3. MH Properties LLC, Development plan review for proposed exterior alterations to an existing commercial building located at 178 East Main Rd., Plat 107SE, Lot 85. Request for waiver from exterior materials requirement.

The applicant, Matthew Hadfield, described the proposed project.

Mr. Wolanski stated that the original request was for a waiver to allow for the use of vinyl siding . The applicant is now requesting a waiver to allow the use of HardiPlank as the exterior siding material.

Mr. Hadfield provided a sample of the proposed siding.

Motion by Mr. Marnane, seconded by Ms. Cirillo, to approve the requested waiver to allow use of Hardiplank siding, and to approve the plan. Vote: 7-0-0.

4. Consideration of potential Zoning Ordinance amendments for recommendation to the Town Council, including amendments to

sections 1209, 1210, 1211, 605, 1102, 1304, 603.

Mr. Eckhart referenced the memo from Mr. Wolanski dated September 7, 2011, which stated that additional work is need on proposed amendments to the sign regulations, Article 12. He recommended that the Board proceed with forwarding the proposed amendments to sections 603, 605, 1102 & 1304 to the Town Council.

Motion by Ms. Rearick, seconded by Ms. Owen, to find the proposed amendments to Zoning Ordiance, sections 603, 605, 1102 & 1304 to be consistent with the Middletown Comprehensive Plan, and consistent with the applicable purposes of zoning, as presented in Rhode Island General Laws § 45-24-30, and to forward the proposed amendments to the Town Council for consideration. Vote: 7-0-0.

5. Consideration of the West Main/Coddington Redevelopment Master Plan final report to be forwarded to the Town Council

Mr. Wolanski stated that the project consultant, VHB, has completed revisions and is prepared to present the final report to the Town Council. A presentation is scheduled for September 19th at 6pm. He requested that the Planning Board consider voting to formally forward the document to the Town Council for consideration.

Motion by Mr. Marnane, seconded by Ms. Owen, to forward the final report of the West Main/ Coddington Development Center Master Plan to the Town Council for consideration. Vote: 7-0-0.

6. Update on Comprehensive Community Plan 5-year update process.

Mr. Adams stated that the Comp Plan Update committee will meet again on September 28th at 5pm.

7. Update on activities of the Aquidneck Island Planning Commission.

Mr. Adams discussed the recent activities of the AIPC, including completion of the traffic management study and an effort of the help coordinate traffic management for the America's Cup World Series.

8. Update on activities of the Aquidneck Island Reuse Planning Authority.

Mr. Adams stated that the reuse plan submitted to the Navy and HUD has received HUD approval. There are ongoing discussions with the Navy and RIDOT regarding the potential connection of Burma Rd. to Coddington Highway. The outcome will impact the RIDOT's decision to proceed with its PBC request for Burma Rd.

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

The meeting adjourned at 7:00 pm

Respectfully submitted:

Ronald M. Wolanski

Town Planner