

PLANNING BOARD MINUTES

April 11, 2012

Town Council Chambers

Board members present:

Jan Eckhart, Chairman Ron Wolanski, Town Planner

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

Audrey Rearick

Gladys Lavine

Pete Marnane

Members absent:

Charlene Rose-Cirillo

Betty Jane Owen

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

1. Approval of the minutes of the March 8, 2012 special meeting and the March 14, 2012 regular Planning Board meeting.

Motion by Mr. Marnane, seconded by Ms. Rearick, to approve the minutes of the March 8, 2012 special meeting and March 11, 2012 regular Planning Board meetings. Vote: 5-0-0.

2. Correspondence – Planning Board members and other town officials were sent a letter by Jane Regan of 701 Fairway Dr.,

Middletown, regarding the Old Farm, LLC development application, which has yet to be received by the Planning Board. Motion by Ms. Rearick, seconded by Mr. Adams, to receive the communication. Vote: 5-0-0.

3. Public Hearing – Peter Gallipeau, Proposed 12 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lot 4, Request for Preliminary Plan Approval.

4. Peter Gallipeau – Request for one-year extension of Master Plan approval, including extension of time limit to meet conditions of master plan approval - Proposed 14 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lots 4, 216, 217, 218.

5. Peter Gallipeau, Request for one-year extension of Master Plan approval - Proposed 9 lot Major Subdivision (conventional subdivision plan), Bailey Ave. & Sachuest Drive, Plat 126, Lots 4, 216, 217, 218.

Mr. Eckhart stated that the applicant for the above three items, Mr. Gallipeau, has requested a continuance, and has submitted a letter agreeing to the extension of the timeframe for a decision on the preliminary plan application to May 9, 2012.

Motion by Ms. Rearick, seconded by Mr. Adams, to continue the above items, including the public hearing, to the May 9, 2012 regular Planning Board meeting, 6:30pm. Vote: 5-0-0.

6. Request of the Town Council for a recommendation on a petition for Zoning Ordinance Amendment by 28 Jacome Way, LLC regarding ground-mounted solar arrays.

Mr. Eckhart stated that the proposed amendment petition has been

revised to address Planning Board comments and as a result of review by the solicitor and town staff.

Attorney Robert Silva, representing the petitioner, stated that his client is happy with the revised amendments.

Mr. Marnane stated that he recalled discussion of a maximum height of 10 feet for the panels. The draft amendments call for 12 feet.

Frank Epps, of rTerra, on behalf of the petitioner, stated that for his proposed installation 10 feet would be sufficient, but to accommodate other installations, a 12 foot height limit is recommended due to differences in panel angle.

Mr. Adams stated that he has had conversations with rTerra regarding alternative energy options for his church. There is no ongoing business relationship.

Mr. Adams requested that the Planning Board proceed as soon as possible to draft zoning amendments that would allow ground-mounted solar photovoltaic installations in residential districts.

Motion by Mr. Adams, seconded by Ms. Rearick, to find that the proposed amendment is consistent with the goals and policies of the Middletown Comprehensive community plan and the purposes of zoning regulation, and provide a positive recommendation to the Town Council. Vote: 5-0-0.

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

Mr. Adams stated that work on the draft updates continues. The next meeting will include review of the economic development element. He

noted discussion during the most recent meeting regarding sea level rise.

8. Update on activities of the Aquidneck Island Planning Commission. Mr. Adams updated the ongoing efforts for the AIPC, including the energy alliance and the discussion with the town/city managers regarding the potential for shared services. He also discussed opportunities for AIPC to participate in the upcoming America's Cup and Tall Ships events.

9. Nunes Properties, LTD., Proposed administrative subdivision, property fronting on Meadow Lane & East Main Rd., Plat 118, Lots 25B & 34.

Mr. Eckhart stated that the applicant has submitted a request to continue the matter to the May 9, 2012 Planning Board meeting.

Motion by Mr. Marnane, seconded by Ms. Rearick, to continue the matter to the May 9, 2012 Planning Board meeting. Vote: 5-0-0.

10. Request for review of proposed FY2013-2017 Capital Improvement Program (CIP) for finding of consistency with the Middletown Comprehensive Community Plan.

Mr. Eckhart explained the need for a recommendation on the consistency to the town's capital improvement program with the Comprehensive Plan.

There was discussion of the different types of projects included in the program.

Motion by Ms. Rearick, seconded by Mr. Marnane, to find that the proposed CIP is not inconsistent with the goals and policies of the Middletown Comprehensive Community Plan. Vote: 5-0-0.

11. Request for review of the Town's 2012 Community Development Block Grant (CDBG) application for finding of consistency with the Middletown Comprehensive Community Plan.

Mr. Eckhart stated that the Planning Board is asked to review the Town's annual CDBG application for consistency with the Comprehensive Plan.

Mr. Wolanski stated that the list of proposed projects appears to be consistent with the Comprehensive Plan.

Motion by Ms. Rearick, seconded by Mr. Adams, to find that the proposed CDBG application is not inconsistent with the goals and policies of the Middletown Comprehensive Community Plan. Vote: 5-0-0

Motion by Ms. Rearick, seconded by Mr. Marnane to adjourn. Vote: 5-0-0

The meeting adjourned at 7:00 pm

Respectfully submitted:

Ronald M. Wolanski

Town Planner