



Town of Middletown
Planning Department

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

PLANNING BOARD MINUTES
SPECIAL MEETING
November 14, 2012
Town Council Chambers

Board members present:

Jan Eckhart, Chairman
Audrey Rearick
Gladys Lavine
Pete Marnane
Charlene Rose-Cirillo
Betty Jane Owen

Ron Wolanski, Town Planner
Frank Holbrook, Assistant Town Solicitor

Member absent:

Richard Adams

The meeting was called to order at 5:30 pm.

- 1. Public Hearing - CVDDII, LLC, Petition to amend the Middletown Comprehensive Community Plan, to change the designation on the Future Land Use Plan, Figure 7, for property at 1747 West Main Rd., and identified as Plat 111, Lot 9A, from Industrial to High Density Residential.**

Mr. Eckhart asked Mr. Wolanski to summarize the petition.

Mr. Wolanski described the requested change to the future land use plan, and changes to the text of the Comprehensive Plan land use element that would be needed to reflect the change to the map, should it be adopted.

The petitioner, Vincent Mesoella, was offered the opportunity to address the Board. He declined.

Motion by Ms, Rearick, seconded by Ms. Owen, to open the public hearing. **Vote:** 6-0-0.

Robert King, a resident of John Kesson Lane, stated that the location of the residential development would be problematic. Access for emergency vehicles would be difficult. Access to and from the neighborhood using Pasture Farm Drive is currently problematic. Additional development would make the situation worse. Residential development would be a net loss for the tax base. The property should remain industrial to promote economic development.

Manny Mello, a resident of Beacon Terrace, stated that the town needs to retain its industrial land for future development. The designation should not be changed.

Jim Marshall, a Newport resident, stated that he is a retired real estate broker and appraiser. He read from a prepared statement (attached) indicating his concern for impacts on the watershed from increased development. Water quality in Bailey Brook is already degraded. Some of the soils on the site have development constraints. The property is better suited for agricultural use. He referenced a water quality study in the Bailey Brook watershed being completed by a professor at Salve Regina University. He stated that there is ample housing in Middletown, and that such development would create traffic and other impacts in the area.

Erin Eslinger, a resident of Amesbury Circle, stated that the land should remain designated for industrial development to accommodate future needs. Changing the designation to residential would be short-sighted. There is ample supply of residential development in Middletown. She expressed concern for traffic and other impacts in the area, particularly the Pasture Farm neighborhood.

There being no-one else wishing to speak, Mr. Eckhart suggested that the matter be continued to the December Planning Board meeting for action.

Motion by Ms. Owen, seconded by Ms. Cirillo, to continue the matter to the December 12, 2012 Planning Board meeting at 6:30pm, keeping the public hearing open. **Vote:** 6-0-0.

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

The meeting adjourned at 6:00 pm

Respectfully submitted:
Ronald M. Wolanski
Town Planner