

PLANNING BOARD MINUTES

February 13, 2013

Town Council Chambers

Board members present:

Gladys Lavine, Vice Chair Ron Wolanski, Town Planner

Audrey Rearick Frank Holbrook, Assistant Town Solicitor

Betty Jane Owen

Charlene Rose-Cirillo

Pete Marnane

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

1. Approval of the minutes of the January 3, 2013 special Planning Board meeting, and the January 9, 2013 regular meeting.

Motion by Ms. Rearick, seconded by Ms. Cirillo, to approve the minutes of the January 3, 2013 special Planning Board meeting. Vote: 5-0-0.

Motion by Ms. Rearick, seconded by Ms. Cirillo, to approve the minutes of the January 9, 2013 regular Planning Board meeting. Vote: 5-0-0.

Old Business

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

Mr. Holbrook recused himself from discussion of this item.

Mr. Wolanski stated that the applicant has requested a continuance and has submitted a letter agreeing to the extension of the review period. He is continuing to work with RIDEM to secure necessary approvals.

Motion by Ms. Owen, seconded by Ms. Rearick, to continue the matter to the March 13, 2013 Planning Board meeting at 6:30pm. Vote: 5-0-0.

3. John Peixinho & Jonna Chewning, Request for Administrative Subdivision approval, Third Beach Rd. Plat 125, Lots 72 & 73

Mr. Wolanski stated that the applicant has requested a continuance and has provided a letter agreeing to an extension of the timeframe for the Planning Board to make a decision.

Motion by Ms. Owen, seconded by Ms. Rearick, to continue the matter to the March 13, 2013 Planning Board meeting. Vote: 5-0-0.

4. Discussion of proposed amendments to Article 3 of the Zoning Ordinance, and Article 10 of the Rules and Regulations Regarding the Subdivision and Development of Land relative to the Development Plan Review process.

Mr. Wolanski stated that the Board had previously decided to await the appointment of new board members before proceeding with the discussion of proposed amendments. He recommended that the matter be continued to the March Planning Board meeting.

Motion by Ms. Rearick, seconded by Mr. Marnane, to continue the matter to the March 13, 2013 Planning Board meeting. Vote: 5-0-0.

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

Ms. Lavine updated the Board on the activities of the AIPC.

6. Linda Phelan, Proposed 2-lot minor subdivision, 272 Mitchell's Lane, Plat 123, Lot 13. Request for combined Preliminary and Final Plan approval.

Jeff Phelan, the applicant's brother, represented the applicant.

Mr. Wolanski stated that he has had conversations with the applicant, her surveyor, and her engineer regarding the need for complete information on the plan to confirm that the proposed new development lot meets the zoning requirement for minimum developable land area. A revised plan has yet to be provided. He advised that the Board could choose to continue the matter, or could to choose to provide preliminary approval subject to the condition that final plan approval will not be considered until the revised plan is provided.

Mr. Marnane suggested that the Board provide conditional preliminary approval.

Motion by Mr. Marnane, seconded by Ms. Rearick, to grant preliminary plan approval subject to the following condition:

Prior to final subdivision plan approval, the plan shall be revised to provide information necessary to confirm that proposed Parcel A meets the minimum requirement for developable land area as defined in the Middletown Zoning Ordinance.

Vote: 5-0-0.

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

The meeting adjourned at 6:40 pm

Respectfully submitted:

Ronald M. Wolanski

Town Planner