



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES

DECEMBER 10, 2014

Town Council Chambers, 350 East Main Rd., Middletown, RI

Board members present:

Gladys Lavine, Chair
Pete Marnane, Vice Chair
Betty Jane Owen
Matthew Sullivan
John Ciummo
Art Weber

Ron Wolanski, Planning Director
Peter Regan, Town Solicitor
Chris McNally, Assistant Town Solicitor
Russ Jackson, Assistant Town Solicitor

Member absent:

Charlene Rose-Cirillo

The meeting was called to order by Ms. Lavine at 6:00pm.

1. Approval of the minutes of the November 12, 2014 regular meeting.

Mr. Marnane requested a correction to the minutes.

Motion by Mr. Weber, seconded by Ms. Owen, to approve the minutes of the November 12, 2014 regular Planning Board meeting, as amended. **Vote:** 6-0-0.

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

Mr. Ciummo provided an update on the activities of the Aquidneck Island Planning Commission. AIPC has received a \$30,000 grant from the vanBeuren Charitable Foundation.

3. Update on BRAC Navy Surplus Land reuse planning process.

Mr. Wolanski stated that discussions between the town and the Navy regarding the transfer of surplus properties in Middletown are ongoing. Negotiations for the town's purchase of the former Navy Lodge parcel are expected to begin shortly. A draft of the application for public benefit conveyance for the shoreline parcel has been submitted to the National Park Service for review.

4. Update on status of Comprehensive Plan adoption.

Mr. Wolanski stated that the Town Council has scheduled a workshop session for January 10th, 9am to 3:30pm.

5. Application of William F. Flowers for an administrative subdivision to modify an existing property line between parcels located at 60 Wyatt Rd. (AP 113, Lot 183) and 619 East Main Rd. (AP 113, Lot 175).

The applicant, Mr. Flowers was present. He described the purpose of the proposal, which is to transfer land between two abutting lots that he owns.

Mr. Wolanski described the need for zoning relief due to both lots being nonconforming. As a result of the proposal one lot would become more nonconforming due to a proposed reduction in the lot size.

Motion by Mr. Marnane, seconded by Mr. Sullivan, to approve the subdivision subject to the five required findings of fact and the following conditions:

1. Prior to recording, the applicant must seek and be granted the required zoning relief by the Zoning Board of Review. A copy of the recorded decision of the zoning board must be provided to the administrative officer.
2. Prior to recording, the applicant must present to the administrative officer for endorsement, the original plan mylar, stamped and signed by the land surveyor.

Vote: 6-0-0.

6. Public Hearing - Seaview Inn, LLC, Request for development plan review and recommendation to the Zoning Board of Review on modifications to a previously approved plan. Waivers are requested from certain design standards, including roof design and siding materials, of section 521.2 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Application includes proposed 198 room hotel and suites on property fronting on Aquidneck Ave, Valley Rd., and John Clarke Rd., Assessor's Plat 115, Lots 1x, 5, 53, 54, 55

By consensus the public hearing was opened.

Attorney David Martland, representing the applicant, stated that his client was aware of concerns about the proposed building design and requests a continuance to allow time to consider modifications.

Mr. Weber stated that he welcomed the applicant's request for time to reconsider the design.

Mr. Marnane stated that the location of the proposed hotel is highly visible and warrants an attractive design.

Motion by Ms. Owen, seconded by Mr. Marnane, to continue the matter to the January 14, 2015 Planning Board meeting at 6pm. **Vote:** 6-0-0.

7. Consideration of recommendation to the Zoning Board of Review - Seaview Inn, LLC, Request for development plan review and recommendation to the Zoning Board of Review on modifications to a previously approved plan. Waivers are requested from certain design standards, including roof design and siding materials, of section 521.2 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Application includes proposed 198 room hotel and suites on property fronting on Aquidneck Ave, Valley Rd., and John Clarke Rd., Assessor's Plat 115, Lots 1x, 5, 53, 54, 55

Motion by Ms. Owen, seconded by Mr. Marnane, to continue the matter to the January 14, 2015 Planning Board meeting. **Vote:** 6-0-0.

8. **Seaview Inn, LLC, proposed 198 room hotel and suites on property fronting on Aquidneck Ave, Valley Rd., and John Clarke Rd., Assessor's Plat 115, Lots 1x, 5, 53, 54, 55. Application for Major Land Development Project Final Plan approval.**

Motion by Ms. Owen, seconded by Mr. Marnane, to continue the matter to the January 14, 2015 Planning Board meeting. **Vote:** 6-0-0.

9. **Public Hearing - Eden Northgate, LLC, Request for development plan review and recommendation to the Zoning Board of Review. Waivers are requested from certain design standards, including window design and siding materials, of section 521.2 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Application includes construction of four garage structures and a new building to be used as a leasing office. Property located at 3 Admiralty Drive, Middletown, RI, Assessor's Plat 106, Lots 3 & 4**

By consensus the public hearing was opened.

Attorney David Martland, representing the applicant, described the request. The applicant's representative, Noah Maslan, described proposed improvements to the property. He stated that rather than using vinyl siding, they would prefer to use HardiePlank, a cement fiber board that resembles wood.

Mr. Weber asked about the proposal to use casement windows rather than double hung on the leasing office.

Mr. Maslan stated that the use is an office use rather than residential and casement windows are a better fit for the use.

Mr. Marnane asked if this proposal is similar to the recent project to construct garages at East Bay Village. Mr. Wolanski stated that it was.

The applicant's engineer, Jamie Anderson, described the site plan. He reviewed the zoning relief that will be needed and discussed the impact of the proposal on site drainage. Runoff will be treated as required.

There being no one in the audience wishing to address the board, the public hearing was closed.

10. **Consideration of recommendation to the Zoning Board of Review - Eden Northgate, LLC, Request for development plan review and recommendation to the Zoning Board of Review. Waivers are requested from certain design standards, including window design and siding materials, of section 521.2 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Application includes construction of four garage structures and a new building to be used as a leasing office. Property located at 3 Admiralty Drive, Middletown, RI, Assessor's Plat 106, Lots 3 & 4**

Motion by Mr. Weber, seconded by Mr. Ciummo, to forward a positive recommendation to the Zoning Board of Review subject to the following waivers and recommended condition of approval:

Waivers:

- Section 521.2.B - Windows - The applicant is requesting the use of casement windows, rather than simulated or true divided light, double hung windows.
- Section 521.2.C - Siding materials - The applicant is requesting the use of siding consisting of imitation wood materials (HardiePlank), rather than natural wood materials.

Recommended condition of approval:

- Prior to permitting the final storm water drainage plan and calculations must be reviewed and approved by the Town Engineer.

Vote: 6-0-0.

11. Request of the Zoning Board of Review for development plan review and recommendation on an application of Capital Telecom Acquisition, LLC to install a wireless telecommunications facility, subject to the provisions of zoning ordinance Article 25, on property located at 1259 West Main Rd., Plat 106, Lot 85.

Mr. Regan and Mr. McNally recused from this item. Mr. Jackson served as solicitor.

Attorney Francis Parisi represented the applicant. He described the purpose of the proposal, including the need to provide better cell phone service in the area surrounding the proposed tower.

Mr. Marnane complimented the applicant on the completeness of the application package. He asked if the TRC had reviewed the application.

Mr. Wolanski stated that the TRC had reviewed the site plans, and has recommended that a condition be considered to require compliance with the town's construction site runoff, and storm water management ordinances.

Ms. Owen stated that she had viewed the crane demonstration on the site and did not find it objectionable.

Motion by Mr. Weber, seconded by Mr. Marnane, to forward a positive recommendation to the Zoning Board of Review, subject to the following recommended condition:

- Prior to the issuance of building permits, plans for storm water drainage control and treatment shall be reviewed for conformance with town regulations, including the town's storm water management ordinance (Chapter 153), and construction site runoff and erosion control (Chapter 151).

Vote: 6-0-0.

Motion to adjourn by Mr. Marnane, seconded by Ms. Owen. Vote: 6-0-0.

Meeting adjourned at 6:45 pm.

Respectfully submitted:
Ronald Wolanski
Planning Director