



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES

DECEMBER 9, 2015

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

Board members present:

Charlene Rose-Cirillo, Chair
Art Weber, Vice Chair
Betty Jane Owen, Secretary
Matthew Sullivan
Jan Eckhart
John Ciummo

Ron Wolanski, Planning Director

Peter Regan, Town Solicitor

Members absent:

Paul Croce

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

1. Approval of the minutes of the November 12, 2015 regular Planning Board meeting.

Motion by Ms. Owen, seconded by Mr. Croce, to approve the minutes of the November 12, 2015 regular meeting. **Vote:** 6-0-0.

2. Newport Rifle Club, Development Plan Review for a proposed 1,200 sq.ft. second story addition to an existing commercial building located at 360 Wyatt Rd., Plat 119 Lot 9.

Steve Griffin, a resident of Newport, represented the applicant. He described the project, including the exterior building materials, which will include clapboard and shingle style vinyl siding. He stated that there would be no changes to the site plan.

Mr. Sullivan asked if the building would maintain the existing footprint. Mr. Griffin stated that it would, but there is a cantilevered section of the proposed second floor addition that will overhang the first floor by about four feet.

Mr. Weber asked if wood siding had been considered. Mr. Griffin stated that vinyl was selected to reduce maintenance costs and because the building is set back, with limited visibility from the road.

Mr. Eckhart asked about the purpose of the addition. Robert King, a resident of John Kesson Ln, and treasurer for the club stated that the addition will be used as an indoor range for air rifles, as well as storage space. He noted the value of youth training and the success of local marksmen in competition, including the Olympics.

Ms. Cirillo asked about the number of gun club members. Mr. King stated that the club has 691 members, including 43 junior members.

Mr. Eckhart asked about the types of guns used on the outdoor range, and standards that are followed to design the ranges. Mr. King stated that AR-15 and classic rifles are typically used. He noted that the outdoor range is a “no blue sky” range, meaning that it is designed to minimize the possibility of projectiles leaving the range when fired. The club uses the NRA guidebook for design guidance.

Mr. Sullivan asked if an on the ground survey was completed. He suggested that a Class 1 survey is needed in order to accurately represent current site conditions in relation to property boundaries. This might be needed for the Zoning Board’s consideration of the application.

Motion by Mr. Weber, seconded by Ms. Owen, to forward a positive recommendation to the Zoning Board of Review. **Vote:** 6-0-0.

3. **Public Hearing - Request of the Zoning Board of Review pursuant to Sections 306, 602 and Article 11 of the Middletown Zoning Ordinance for development plan review and an advisory recommendation on a application of VSH Realty Inc. & Cumberland Farms Inc. & John J. Moitoza Revocable Trust (owners) and First Hartford Realty Corporation (applicant) for a special use permit to allow renovation and expansion of an existing gasoline dispensing facility in Zone 1 of the Watershed Protection District. Waivers are requested from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, Section 521. Property located at 94 & 106 Aquidneck Ave. Assessor's Plat 115, Lots 132, 133, 134.**

Mr. Wolanski stated that he had received an email communication from the applicant’s attorney requesting that the matter be continued to the January Planning Board meeting.

Motion by Mr. Weber, seconded by Ms. Owen, to continue the matter to the Planning Board meeting scheduled for January 13, 2016 at 6pm. **Vote:** 6-0-0.

4. **Public Informational Meeting - Prospect Avenue Subdivision, Goldstein Associates, LLC., applicant. - Request for Master Plan approval for a proposed 5-lot major subdivision, including request for waivers, of property fronting on Prospect Ave. The property is identified as Assessor's Plat 121NW, Lot 66-A and is located approximately .3 miles to the east of the intersection of Prospect Ave. and Aquidneck Ave.**

Mr. Wolanski stated that he had received an email communication from the applicant’s attorney requesting that the matter be continued to the January Planning Board meeting.

Motion by Mr. Weber, seconded by Ms. Owen, to continue the matter to the Planning Board meeting scheduled for January 13, 2016 at 6pm. **Vote:** 6-0-0.

5. **Review of sanitary sewer impact fee study and consideration of recommended fee schedule.**

Mr. Wolanski described the additional information that he provided to the board since the prior meeting, including a comparison of current fees and proposed fees.

Motion by Mr. Weber, seconded by Mr. Sullivan, to recommend that the Town Council adopt the sewer impact fees as proposed in the study. **Vote:** 6-0-0.

6. **Comprehensive Plan Implementation – Consideration of proposed Zoning Map amendments, and other implementation items.**

Mr. Wolanski stated that he had provided the board with rough drafts of zoning ordinance language regarding mixed-use development and bulk zoning for consideration. He asked the board to consider scheduling a special meeting to review and discuss the drafts. By consensus a special Planning Board meeting was scheduled for January 7, 2016 at 4pm.

There was discussion of the public workshop meeting scheduled for December 15, 2015. Regarding the proposed zoning map amendments for Paradise Ave., Mr. Wolanski stated that he would provide the Tax Assessor's comments prior to the meeting if possible. A chart identifying impacts on zoning dimensional requirements on each lot will also be provided.

7. Updates

Aquidneck Island Planning Commission.

Mr. Wolanski stated that he had no updates on AIPC activities.

Update on BRAC Navy Surplus Land reuse planning process.

Mr. Wolanski stated that there was no news to report regarding the transfer process.

8. Other discussion

Ms. Cirillo suggested that a public workshop might be helpful to educate the public on the various land use matters currently under consider in the town, such as affordable housing, mixed-use development, and big-box retail. She suggested that experts on the matters could be invited to provide presentations and answer questions. Buy consensus the board requested that Mr. Wolanski draft a memo to the Town Council that such an educational workshop be hosted by the town.

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

Meeting adjourned at 6:45 pm.

Respectfully submitted:
Ronald Wolanski
Planning Director