



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES

FEBRUARY 10, 2016

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
John Ciummo
Paul Croce

Ron Wolanski, Planning Director
Christopher McNally, Assist. Town Solicitor

Members absent:

Jan Eckhart

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

1. Approval of the minutes of the January 13, 2016 regular Planning Board meeting and the special meeting of January 28, 2016.

Motion by Mr. Weber, seconded by Ms. Owen, to approve the minutes of the January 13, 2016 regular Planning Board meeting and the special meeting of January 28, 2016. **Vote:** 6-0-0.

2. 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 an 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.

Attorney Robert Silva represented the applicant. He stated that the applicant continues to work to secure CRMC approval for the proposed project. He requested that the matter be continued to the March Planning Board meeting.

Mr. Weber ask about the delay.

Mr. Silva stated that CRMC review must be completed and revised plans provided for town review.

Mr. Sullivan asked for confirmation that the plans will be reviewed by the TRC.

Mr. Silva stated that the TRC has begun review, which will be completed once revised plans are prepared and CRMC review is complete.

Motion by Ms. Owen, seconded by Mr. Sullivan to continue the matter to the Planning Board meeting scheduled for March 9, 2016 at 6pm. **Vote:** 6-0-0.

- 3. 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.**

Attorney Robert Silva stated that the applicant's representative, David Martland, was not able to be in attendance. He requested that the matter be continued to the March Planning Board meeting.

Motion by Mr. Weber, seconded by Ms. Owen, to continue the matter to the Planning Board meeting scheduled for March 9, 2016 at 6pm. **Vote:** 6-0-0.

- 4. Seaview Inn, LLC, Request of the Zoning Board of Review for an advisory recommendation on an application for a special use permit to allow proposed development in Zone 1 of the Watershed Protection District pursuant to sections 602, 725, and 1106 of the Middletown Zoning Ordinance. Property located at 240 Aquidneck Ave., John Clarke Rd., and Valley Rd., Plat 115, Lot 54.**

Attorney Robert Silva stated that the applicant's representative, David Martland, was unable to attend the meeting. He requested that the matter be continued to the March Planning Board meeting. He suggested that if the board thought a review by the TRC would be helpful, the Board might consider referring the matter to the TRC for review prior to the March meeting.

Board members agreed the TRC review would be helpful, as would a site visit by the Planning Board.

Motion by Mr. Weber, seconded by Mr. Croce, to refer the matter to the TRC for review, schedule a site visit of the Planning Board, and to continue the matter to the March 9, 2016 meeting of the Planning Board. **Vote:** 6-0-0.

- 5. Konstantinos & Eleni Moisiades, Request of the Zoning Board of Review for an advisory recommendation on an application for a special use permit to allow proposed development in Zone 1 of the Watershed Protection District pursuant to sections 602, 1100 and 1108 of the Middletown Zoning Ordinance. Property located at 74 Aquidneck Ave. and 62 Wave Ave., Plat 116NW, Lots 2, 2A & 3.**

Attorney Robert Silva represented the applicant. He stated that the applicant continues to work to secure CRMC approval for the proposed project. He requested that the matter be continued to the March Planning Board meeting.

Mr. Sullivan suggested that a site visit be conducted by the Planning Board.

Motion by Ms. Owen, seconded by Mr. Weber, to schedule a site visit and continue the matter to the March 9, 2016 Planning Board meeting. **Vote:** 6-0-0.

6. Windmill Partners LLC (Bank RI), Request of the Zoning Board of Review for an advisory recommendation on an application for a special use permit to allow proposed development in Zone 1 of the Watershed Protection District pursuant to section 1103 of the Middletown Zoning Ordinance. Property located at 132 East Main Rd., Plat 107SE, Lot 200.

The applicant was not present.

Mr. Wolanski stated that he had received a call from the applicant's engineer requesting that the matter be continued to the March meeting, in order that the Zone 1 application and the development plan review application may be considered during the same meeting.

Mr. Sullivan suggested that the board conduct a site visit.

Motion by Mr. Sullivan, seconded by Mr. Weber, to schedule a site visit and continue the matter to the March 9, 2016 Planning Board meeting. **Vote:** 6-0-0.

7. Updates

- **Aquidneck Island Planning Commission.**

Mr. Wolanski stated that he had received information from the AIPC director on the status of ongoing projects, as well as the agenda for the AIPC's next meeting. This information was provided to the Planning Board.

- **Update on BRAC Navy Surplus Land reuse planning process.**

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

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

Mr. Wolanski stated that the special Planning Board meeting to review the draft mixed-use ordinance scheduled for February 8th was cancelled due to weather. The Board should consider scheduling another special meeting to continue work on the draft once the new Planning Board members are appointed. He reviewed some of the changes made to the draft following the prior special meeting.

9. Committee Reports.

- Mr. Croce stated that the Conservation Commission meeting scheduled for February 8th was cancelled due to the weather. He noted that he will talk to the committee chair to ensure that applicants with applications being considered by the commission are notified of the meeting date when the application will be heard.
- Mr. Sullivan stated that the Open Space & Fields Committee continues to work on various initiatives, including consideration of opportunities to provide new or improved playing fields. Town Councilman Lombardi, who was in the audience, stated that a subcommittee of the Town Council also is continuing to evaluate options, including the recommendations of the Open Space & Fields Committee.
- Ms. Owen stated that the Tree Commission is getting ready for its upcoming planting program.
- Ms. Cirillo stated that she was recently appointed to the Beach Commission and is looking forward to serving in that capacity.

Upon completion of the business on the agenda, Ms. Owen and Ms. Cirillo, who's terms on the board have expired, both expressed their gratitude to the other board members and staff for the work they do, and stated that it was pleasure to serve on the board.

Councilman Lombardi, on behalf of the Town Council, thanked Ms. Owen and Ms. Cirillo for their service to the town.

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

Meeting adjourned at 6:40 pm.

Respectfully submitted:
Ronald Wolanski
Planning Director