



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES

MARCH 14, 2016

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

Board members present:

Art Weber, Vice Chair
Matthew Sullivan
Paul Croce
John Ciummo
Liz Drayton
Bill Nash

Ron Wolanski, Planning Director
Christopher McNally, Assist. Town Solicitor
Jack Kane, Building/Zoning Official
Drew Pflaumer, Principal Planner

Member absent:

Jan Eckhart

The meeting was called to order by Mr. Weber at 4:00pm.

1. Review and discuss draft documents related to proposed amendments to the Middletown Zoning Ordinance regarding mixed-use development in general business districts and building size limitations for residential districts.

Mr. Wolanski reviewed the changes made to the draft since the last meeting in a revised draft dated March 9, 2016. Revisions include those discussed during the last special Planning Board meeting.

Points of discussion included the following:

- Regarding section D. Permitted Uses, there was consensus that listing the allowed uses is preferred. Uses on the list will be “by right”, except that uses included in the “miscellaneous” categories would require a special use permit.
- There was discussion of whether the Planning Board could be authorized to grant special use permits or variances for projects it is reviewing. The Town Solicitor will consider and advise on the options.
- There was consensus to eliminate the requirement for additional open space in excess of the 25% minimum landscaping requirement included in the current commercial development regulations. There was concern that the additional open space requirement would likely discourage use of the mixed-use option.
- There was continued discussion of possibly removing the limit on number of residential units per building, unless there is a valid purpose for the limit. Concern

was raised over the potential size of residential buildings. This item will be discussed further.

- Regarding potential incentives, there was consensus that a tax incentive would be an appropriate incentive to offer in the case of applicants proposing environmentally sustainable development practices, such as LEED or similar certification.

It was decided that planning staff and the Town Solicitor will work to propose options for the items yet to be resolved, and then provide a revised draft for Planning Board consideration.

Meeting adjourned at 5:45 pm.

Respectfully submitted:
Ronald Wolanski
Planning Director