



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES

AUGUST 10, 2016

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

Board members present:

Art Weber, Chair
John Ciummo, Vice Chair
Matthew Sullivan, Secretary
Paul Croce
Jan Eckhart

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

Members absent:

Elizabeth Drayton
Bill Nash

The meeting was called to order by Mr. Weber at 6:00pm.

1. Approval of the minutes of the July 13, 2016 regular Planning Board meeting and the special meeting of July 19, 2016

Motion by Mr. Croce, seconded by Mr. Sullivan, to approve the minutes of the July 13, 2016 regular Planning Board meeting and the special meeting of July 19, 2016. **Vote:** 5-0-0.

2. Application of Henry J. Biastre requesting Preliminary Plan approval for a proposed 3-lot subdivision of property located at 1692 Green End Ave., Plat 129, Lot 36.

Mr. Weber noted that the Building/Zoning Official, in a memo to the Planning Director dated August 10, 2016, has confirmed that the property is in compliance with the Middletown Zoning Ordinance.

The applicant was represented by engineer Derick Hopkins of Narragansett Engineering. He reviewed the revisions made to the plan to address comments made during the previous Planning Board meeting.

Mr. Sullivan stated that the survey must still be revised to address proper certification of vertical topographic data provided on the plan.

Mr. Wolanski suggested that this matter could be made a condition of the preliminary approval. He also described the applicants request that the board grant the administrative officer the authority to grant final plan approval. This is provided for in the town's subdivision regulations. Aside from any conditions placed on the preliminary approval, the applicant is also required to secure the required RIDEM wetlands permit before final approval would be granted.

Motion by Mr. Sullivan, seconded by Mr. Eckhart, to make the five required findings of fact and to grant preliminary plan approval subject to the condition that the certification regarding vertical data be added to the plan, and to grant authority to the administrative officer to review and approve that final plan submission. **Vote:** 5-0-0.

3. Floor Area Ratio (FAR) Zoning - Discuss and consider recommendation to the Town Council on draft amendments to the Middletown Zoning Ordinance regarding proposed floor area ratio (FAR) building size limitations for construction in residential zoning districts.

Mr. Weber noted that the Planning Board during the August 3, 2016 special meeting had referred this matter back to the subcommittee for further consideration and revision.

Motion by Mr. Ciummo, seconded by Mr. Croce, to continue the matter to the September 14, 2016 Planning Board meeting. **Vote:** 5-0-0.

4. Public Hearing - Request of the Zoning Board of Review pursuant to section 602 of the Middletown Zoning Ordinance for Development Plan Review and an advisory recommendation on a petition of The Narragansett Electric Company, d/b/a National Grid, for a special use permit to allow construction of an electric power substation and high voltage electric transmission line towers on property located in the R-30 zoning district. Property located on Jepson Lane, Plat 111, Lots 49, 52, 53

Mr. Wolanski stated that he had received an email communication from the applicant's attorney requesting that the matter be continued. The applicant is currently reviewing comments on the application prepared by the town's consulting engineer. The Technical Review Committee has also yet to complete its review. Mr. Wolanski also stated that the applicant has requested that the board consider holding a special meeting the matter. The applicant is on the Sept. 14, 2016 agenda for the Portsmouth Planning Board, the same night as the next meeting. Board members indicated that they were not interested in scheduling a special meeting, but will consider hearing the matter first on the September 14th agenda to allow the applicant to then attend to the Portsmouth meeting.

By consensus the board requested that the Town Planner schedule a site visit to occur prior to the September 14th meeting, and ensure that the town consulting engineer is attendance on September 14th.

Motion by Mr. Ciummo, seconded by Mr. Sullivan, to continue the matter to the September 14, 2016, 6pm, Planning Board meeting. **Vote:** 5-0-0.

5. Application of K & R Properties, LLC for Development Plan Review for a proposed addition to a commercial building located at 790 Aquidneck Ave. Plat 114, Lot 93C.

The applicant was not present.

Motion by Mr. Ciummo, seconded by Mr. Croce, to continue the matter to the September 14, 2016 Planning Board meeting. **Vote:** 5-0-0.

6. Request of the Town Council for an advisory recommendation on proposed zoning ordinance amendments to regulate the cultivation, distribution and sale of marijuana.

Mr. Weber suggested that the board be given an opportunity to review the draft, and that the public be given an opportunity to weigh in. Referring the draft to a subcommittee of the board for review might also be appropriate.

Motion by Mr. Ciummo, seconded by Mr. Croce, to continue the matter to the September 14, 2016 Planning Board meeting. **Vote:** 5-0-0. Mr. Weber clarified that a decision on whether review by a subcommittee would needed should be made during the September 14th meeting.

Mr. Weber allowed comments from Michael Simpson of Honeyman Ave. who stated that he opposes the proposed ordinance.

Lori Verderosa of the Middletown Prevention Coalition stated that she would like to have an opportunity to present statistical data regarding marijuana use during the next Planning Board meeting.

7. Discussion of process to review the zoning ordinance and the subdivision and land development regulations to identify necessary revisions.

Mr. Wolanski stated that he is working to schedule a subcommittee meeting to begin work on this issue.

8. Updates

- **Comprehensive Plan Implementation**

Mr. Wolanski noted the upcoming Planning Board special meeting on August 17th to continue discussion of the potential agricultural overlay district. Notice of the meeting was sent to all property owners in the Farm, Forest & Open Space tax abatement program.

Regarding mixed-use development, Mr. Regan stated that he is working on revising the draft ordinance, and will have it available for review prior to the September 14th Planning Board meeting.

- **Aquidneck Island Planning Commission.**

Mr. Wolanski stated that the AIPC has received notice of the award of a \$1 million grant from EPA to pursue regional solutions to stormwater runoff impacts. There will be a formal announcement of the grant in September.

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

Mr. Wolanski stated that he had no update on the BRAC process.

- **Committee Reports**

Mr. Sullivan provided an update on activities of the Open Space and Fields Committee.

Mr. Croce stated that the Conservation Commission recently reviewed the proposed Lawrence/Gill Bailey Brook Senior Independent Living development. It was continued to allow for further review.

Motion to adjourn by Mr. Sullivan, seconded by Mr. Croce. Vote: 5-0-0.

Meeting adjourned at 6:45 pm.

Respectfully submitted:
Ronald Wolanski
Planning Director