



## Town of Middletown Planning Department

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

### PLANNING BOARD SUBCOMMITTEE MINUTES

**AUGUST 22, 2016**

Town Hall, 2<sup>nd</sup> Floor Conference Room, 350 East Main Rd., Middletown, RI

#### **Board members present:**

Art Weber, Chair

John Ciummo, Vice Chair

Paul Croce

Ron Wolanski, Planning Director

Drew Pflaumer, Principal Planner

Peter Regan, Town Solicitor Official

Jack Kane, Building/Zoning Official

*The meeting was called to order by Mr. Weber at 9:00am.*

#### **1. Discussion with town staff to identify potential updates and revisions to various sections of the Middletown Zoning Ordinance and the Rules and Regulations Regarding the Subdivision and Development of Land**

Mr. Wolanski described the purpose of the meeting and provided a preliminary listing of potential revisions to the zoning ordinance and subdivision and land development regulations. Discussion started with review of potential revisions to the zoning ordinance.

There was discussion of need to regulate short-term rentals. Mr. Regan stated that he is working on that issue separately.

There was discussion of the need to revise the development plan review (DPR) process. The solicitor will work with staff to determine what the options are.

There was discussion of a typo in section 604 regarding building height.

There was discussion of the fee schedule for development review in section 310. Mr. Wolanski was asked to determine how other towns assess and collect such fees.

Mr. Wolanski will research state statute regarding timeframes for appeals.

It was agreed that Section 707 should be revised to reference state wetlands regulations.

Mr. Kane suggest that the front setbacks for single and two-family residential in the LB and OB districts be increased from 10 to 25ft, consistent with the R-10 district.

There was discussion of possible need to revise the sign ordinance to be consistent with a recent US Supreme Court decision. The ordinance will be reviewed to identify any conflicts.

There was discussion of the possible need to revise the definition of lot width and how width is determined, particularly for lots with frontage on a curve. There was consensus that the ordinance as currently drafted and implemented is sufficient.

Mr. Wolanski distributed a copy of the zoning use table that had been marked-up by Steve Kirby, a local commercial real-estate agent, with suggested revisions. Mr. Wolanski was asked to contact Mr. Kirby to have him identify his highest priority concerns from the committee to focus on.

It was decided that another meeting of the subcommittee will be scheduled in about two weeks.

*Meeting adjourned at 10:20 am.*

Respectfully submitted:  
Ronald Wolanski  
Planning Director