



Town of Middletown Planning Department

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

PLANNING BOARD SUBCOMMITTEE MINUTES

SEPTEMBER 27, 2016

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

Board members present:

Art Weber, Chair
Paul Croce
Jan Eckhart
Bill Nash
Matt Sullivan

Ron Wolanski, Planning Director
Drew Pflaumer, Principal Planner
Jack Kane, Building/Zoning Official

The meeting was called to order by Mr. Weber at 2:00pm.

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 review the proposed revisions to the zoning ordinance contained in his memo to the Planning Board subcommittee dated September 22, 2016. By consensus it was decided that several matters should proceed, subject to review by the Town Solicitor, including correction of typographical errors in the dimensional table, section 604; revisions to the procedure for collection of impact review fees in section 310; revision to section 317(c) regarding zoning appeals to be consistent with state law; delete section 707 to be consistent with state law; modify the DPR process in sections 307 and 308 to allow referral of applications by the zoning official rather than zoning board of review; revise setbacks for single and two-family dwellings in the LB and OB districts; and revise the town building height definition to be consistent with new state law.

There was discussion of the sign ordinance, and potential need for modification in light of a recent US Supreme Court decision. A more complete review of the sign ordinance may be warranted. Mr. Pflaumer will research potential ordinance modifications.

There was discussion of the need to do a complete review of the use table, section 602, including consideration of suggested changes proposed by Steve Kirby during a prior meeting. Work to review the use table will begin at the next meeting.

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

Meeting adjourned at 3:20 pm.

Respectfully submitted:
Ronald Wolanski
Planning Director