



## Town of Middletown Planning Department

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

### PLANNING BOARD MINUTES

**NOVEMBER 22, 2016**

Middletown Fire Station Community Room, 239 Wyatt Rd., Middletown, RI

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

Art Weber, Chair  
Matt Sullivan  
Paul Croce  
Jan Eckhart

Ron Wolanski, Planning Director  
Peter Regan, Town Solicitor

#### **Members absent:**

John Ciummo  
Liz Drayton  
Bill Nash

*The meeting was called to order by Mr. Weber at 5:10pm.*

#### **1. Discussion regarding possible creation of Agricultural Overlay District in Middletown with assistance from Scott Millar of GrowSmart RI.**

Mr. Wolanski summarized the purpose of the meeting and introduced Scott Millar of GrowSmart RI and Jennifer West of the Narragansett Bay Research Reserve. Mr. Millar provided a PowerPoint presentation including an overview of the goals for the district, a summary of the draft ordinance, and discussion questions.

Mr. Millar and Ms. West facilitated a conversation with Planning Board members and others in attendance, including Ken Payne, Alex Simmons, Jay Peckham, Julian Peckham, Theresa Santos and Antone Viveiros. There was a discussion of the uses that might be allowed either by-right or by special use permit as well as conversion on each of the discussion questions.

There was consensus that the draft ordinance is moving in the right direction in terms of allowing more business uses on farms than is currently permitted. There was discussion that some uses, such as weddings or food processing might require a special use permit, while others might be allowed by right, provided certain performance standards are met. Larger or more intense uses might also require development plan review by the Planning Board. More discussion is needed on some uses, such conference center and farm-based contracting, to determine if they will be allowed.

There was consensus that the town business licensing would only be required for uses that currently require a license. There was agreement that farms, and the uses allowed, should

be categorized based on farm size (acreage). There was also agreement that signs greater than four square feet in size should be allowed. Setbacks from abutting land uses in the range of 100-150 feet were viewed positively. There was agreement that there should be a tiered review process, with less intense uses reviewed administratively for conformance with identified performance standards, and more intense uses, or uses requesting a waiver or variance from performance standards to be reviewed by the appropriate board.

It was decided that Mr. Millar will work to revise the draft ordinance based on the discussion, and that the next meeting to review the revised draft would be scheduled to be held in January.

*Meeting adjourned at 6:50 pm.*

Respectfully submitted:  
Ronald Wolanski  
Planning Director