



Town of Middletown Planning Department

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

PLANNING BOARD SUBCOMMITTEE MINUTES

DECEMBER 9, 2016

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

Board members present:

Art Weber, Chair
Jan Eckhart
Paul Croce
Bill Nash

Ron Wolanski, Planning Director
Peter Regan, Town Solicitor
Jack Kane, Building/Zoning Official

The meeting was called to order by Mr. Weber at 1:05pm.

1. Discussion with town staff of potential amendments to the Middletown Zoning Ordinance regarding options to limit building size for construction in residential zoning districts.

Mr. Wolanski reviewed a revised draft of an ordinance amendment that would limit the height of residential dwellings based on the pitch of the roof, with height limits ranging from 27 to 35 feet. The restrictions would apply to all lots in the R-10 zoning districts and to substandard lots in the R-20 zoning districts. The height limit would remain 35 feet elsewhere.

Mr. Kane stated that for buildings with multiple roof lines and pitches, it would be difficult determining the pitch to be used to identify the height limit. There would have to be discussion and definitions in the ordinance. The regulations should be easy to interpret and enforce.

Mr. Eckhart suggested that there should be fewer height limit categories than included in the draft, such as a single reduced height limit for buildings with less than a certain roof pitch.

There was discussion of what the appropriate height limit should be for buildings with shallow roof pitch. There was consensus that three story buildings with flat or nearly flat roofs should be prohibited in the areas of concern. 28-30 feet was suggested as possible maximum height for such buildings.

There was consensus that the current draft ordinance is problematic. Mr. Regan offered to do some research to find examples of ordinances that tie roof pitch to height.

2. 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 stated that the Town Council had advertised the proposed amendments to the zoning ordinance regarding the office park (OP) district. He discussed concerns that have been raised about the possibility of allowing outdoor storage of materials and

equipment as part of contractor businesses. He expects that the Town Council will be provided a recommendation that contractor businesses be allowed in the OP district but without the possibility of outdoor storage.

Mr. Wolanski reviewed proposed revisions to the zoning ordinance and subdivision regulations intended to address the need for clarification of density limitations in conservation developments. There was discussion and consensus that the ability for an applicant to provide a yield plan to support a proposed density be removed. Allowed density would then be determined using only the density formula in the regulations. Mr. Wolanski agreed to modify the draft accordingly.

The board then began review of the use table to identify potential modifications. There were some potential modifications suggested for certain agricultural and residential line items. Review of the table will continue during a future meeting.

Meeting adjourned at 2:45 pm.

Respectfully submitted:
Ronald Wolanski
Planning Director