



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES

Special Meeting

JANUARY 5, 2017

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
Bill Nash

Ron Wolanski, Planning Director
Christopher McNally, Assistant Solicitor

Board member absent:

Liz Drayton

The meeting was called to order by Mr. Weber at 4:00pm.

1. Review of draft zoning ordinance amendments and continued discussion with Scott Millar, GrowSmart RI, regarding options to help maintain working farms in Middletown, including a potential agricultural business overlay district.

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 brief recap of progress to date.

Mr. Millar and Ms. West facilitated a conversation with Planning Board members focused on determining which farm accessory uses should be allowed by right and which should be required to seek a special use permit. There was also discussion that for uses not required to seek a special use permit, but that meet certain size thresholds, development plan review could be required.

There was consensus on how the various used should be addressed in the ordinance, and on how farms should be categorized by size. Certain types of use to be allowed by right on medium and large sized farms might be allowed by special use permit on small (<10 acres) farms.

It was decided that the proposed definitions to be included in the ordinance will be reviewed and revised by Mr. Wolanski & Mr. Millar, and presented for consideration in the final draft. Once the final draft is prepared the Planning Board will schedule a public workshop meeting to present the draft and olicit additional public input.

Motion to adjourn by Mr. Sullivan, seconded by Mr. Ciummo. **Vote:** 6-0-0.

Meeting adjourned at 4:55 pm.

Respectfully submitted:
Ronald Wolanski
Planning Director