



## Town of Middletown Planning Department

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

### PLANNING BOARD MINUTES

#### Subcommittee Meeting

APRIL 17, 2017

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

#### Board members present:

Paul Croce, Chairman  
Bill Nash, Secretary  
Betty Jane Owen  
Jim Williams

Ron Wolanski, Planning Director  
Rita Lavoie, Principal Planner

*The meeting was called to order by Mr. Croce at 3:00pm.*

#### 1. Discuss potential options for zoning amendments to provide for residential building size limitations.

Mr. Wolanski reviewed the language from the Middletown Comprehensive Plan regarding the concern over preserving community character, and the action item that calls for the town to consider limitations on residential building size. He also reviewed previous drafts of potential zoning ordinance amendments that considered floor area ratio (FAR) limitations and potential limitations on building height based on roof pitch.

Middletown residents John Bagwill and architect John Grosvenor presented a modified version of a potential FAR limitation for consideration. It would focus on lots that are nonconforming for size in the R-10 zoning district. An FAR of 0.5 would be established for conforming lots, while FAR for nonconforming lots would be reduced based on the degree of nonconformity. The smaller the lot, the lower the allowed FAR. Mr. Bagwill presented examples of how the proposal would have impacted some existing development.

Planning staff was asked to provide the number of nonconforming lots in the R-20 district.

Mr. Nash stated that the Building/Zoning Official should be asked to review and comment on the proposal. The proposal is more complicated than the prior FAR proposal that was tabled after public criticism was received by the board during a public meeting.

Mr. Williams stated that he agrees that impacts on community character from recent development is a concern and should be addressed.

Mr. Croce stated that the prior FAR concept was simpler and received criticism.

Mr. Nash stated that he would prefer that the board revisit the idea of reducing building heights, particularly on nonconforming lots, rather than proceeding with the FAR concept.

Town Council member, Dennis Turano, stated that he is concerned with the potential of requiring more property owners to go through the zoning variance process. He suggested that the Planning Board consider looking a relaxing setback requirements on nonconforming lots if height limits are reduced, in order to allow flexibility of house design.

Following completion of the discussion, Planning staff was asked to provide a rough draft of a zoning amendment that would result in building height limit reduction and modification in setback requirements on nonconforming R-10 lots. Staff will work with the Building/Zoning Official to consider potential options.

*Motion by Mr. Nash, seconded by Mr. Croce to adjourn. Vote: 4-0-0.*

*Meeting adjourned at 4:30 pm.*

Respectfully submitted:  
Ronald Wolanski  
Planning Director