



## Town of Middletown Planning Department

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

### PLANNING BOARD MINUTES

#### Subcommittee Meeting

JUNE 7, 2017

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

#### Board members present:

Paul Croce, Chairman  
Jim Williams  
Terri Flynn

Ron Wolanski, Planning Director  
Rita Lavoie, Principal Planner  
Peter Regan, Town Solicitor

*The meeting was called to order by Mr. Croce at 5:00pm.*

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

Mr. Croce convened the meeting and requested that Ms. Lavoie review research she has completed since the prior meeting.

Ms. Lavoie described several graphic models she created depicting various building height and setback scenarios. There was discussion regarding the potential of reducing side yard setbacks as was suggested during the prior meeting. This was proposed to compensate property owners for a reduced building height limit. After reviewing the models there was consensus that a reduction in setbacks would not further the goal of maintaining neighborhood character.

Resident John Bagwill and local architect John Grosvenor presented an alternative floor area ratio (FAR) proposal for the subcommittee's consideration. It was a simplified version of a previous proposal which would institute 0.5 FAR for conforming lots in R-10 districts and a 0.35 FAR for non-conforming lots in R-10. A reduction on the building height limit from 35 feet to 24.5 feet for non-conforming lots was also proposed. The height limit on conforming R-10 lots would remain 35 feet. The focus was to provide building limitations on non-conforming lots, while not adversely impacting conforming R-10 lots.

There was discussion of the appropriate height limit that would allow two-story buildings and flexibility on roof design, while precluding the possibility of three story buildings. Mr. Grosvenor stated that 27 feet could allow a three-story building, while 24.5 feet would not. He also explained that many non-conforming lots are in the range of 7,000 sq.ft., or 70% of the minimum lot area requirement. The .35 FAR and the 24.5 height limit would be a 30% reduction in the standards for conforming lots, consistent with the reduced lot sizes.

Mr. Regan stated that there should be a minimum allowed house size for smaller substandard lots. This was provided in a prior FAR draft ordinance.

Ms. Flynn asked about the possibility of instituting architectural review of proposed home construction. Mr. Croce stated that there would likely not be support for requiring such review.

Mr. Croce requested that the planning staff provide an analysis of the impact on potential maximum floor area potential using the suggested 0.35 FAR and 25 ft. building height limit, compared to maximum floor area with a 25 ft. height limit and no FAR. Lot coverage in both scenarios would be the current 25%. The subcommittee will reconvene to review the results once they are available.

By consensus the meeting was adjourned.

*Meeting adjourned at 5:50 pm.*

Respectfully submitted:  
Ronald Wolanski  
Planning Director

DRAFT