



## 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 19, 2017

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

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

Paul Croce, Chairperson  
Jim Williams  
Bill Nash  
Terri Flynn  
B.J. Owen

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. Croce provided a history of the planning board's consideration of a Bulk Zoning Ordinance including dimensional regulations relating to floor-area-ratio, roof pitch, building height, and setbacks for residential structures. Mr. Croce asked Ms. Lavoie to review research based on the June 7<sup>th</sup> subcommittee meeting.

Ms. Lavoie presented calculations showing gross living area for non-conforming R-10 zoned lots under two options derived from the last subcommittee meeting. Option A) a 25-foot maximum height and Option B) a 25-foot maximum height with a floor-area-ratio no greater than 0.35. Ms. Lavoie provided details on the impacts of the two options on homeowners.

Mr. Nash expressed concern regarding how the reduction of building height would impact homeowners, but acknowledged that owners may seek zoning relief from the zoning board of review on a case by case basis. Ms. Owen expressed support for reducing height maximums to 25-feet for non-conforming R-10 lots.

There was discussion about the zoning board of review's procedure.

Mr. Croce invited public input.

Architect John Grosvenor and resident John Bagwill provided statements in favor of a floor-area-ratio to control the size and scale of future development on small lots.

Mr. Williams asked for clarification on what could be built under the different scenarios.

Ms. Flynn expressed support for reducing the height maximum to 25-feet.

Mr. Grosvenor voiced concern that reducing the height on non-conforming lots would not address the ability of a house on a conforming lot to be built larger and out-of-scale with the neighborhood. By his calculations, no existing structures in the R-10 zone exceed a floor-area-ratio greater than 0.5, but current zoning allows for greater ratios including houses up to 7,500 square feet on a 10,000-square foot lot.

Mr. Croce suggested adopting a 25-foot height restriction on non-conforming R-10 lots and a floor-area-ratio maximum of 0.50 for all lots in the R-10 districts.

After receiving positive feedback from board members, Mr. Croce directed staff to work on a document to present to the full planning board restricting height to 25-feet for non-conforming R-10 lots and including a floor-area-ratio maximum of 0.50 for all lots in the R-10 districts.

By consensus the meeting was adjourned.

*Meeting adjourned at 3:55 pm.*

Respectfully submitted:

Rita Lavoie

Principal Planner