



## Town of Middletown Planning Department

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

### PLANNING BOARD MINUTES Special meeting – Site Visits July 6, 2017

#### Board members present:

Paul Croce, Chair  
Matthew Sullivan, Vice Chair  
Bill Nash, Secretary  
Liz Drayton  
Betty Jane Owen  
Terri Flynn  
Jim Williams

The Planning Board conducted a site visit at the following location, which is the subject of two applications currently under review.

- 1. Proposal to amend the Middletown Comprehensive Community Plan, Future Land Use Map L-4 to change the designation from medium-density residential to general business/mixed use for a parcel of land located at 825 West Main Rd. identified on Assessors Plat 107NE, Lot 15C and request of St. Lucy's Church Middletown Corp. to change the designation from medium-density residential to general business/mixed use for a portion of a parcel located at 911 West Main Rd., Plat 107NE, Lot 11.**
- 2. Request by the Town Council for an advisory recommendation on a petition of Saint Lucy's Church Middletown, Corp. to amend the Zoning Map to change the designation from R-20 to GB for a portion of a parcel located at 911 West Main Rd., Plat 107NE, Lot 11.**

The meeting was called to order by Mr. Croce at 4:30pm.

Jay Lynch, attorney for the applicant, was present along with a representative from St. Lucy's Church, Marty Dutra, and neighboring property owner, Ken Alves.

Mr. Lynch provided an overview of the property and explained that Mr. Alves plans to enter into an agreement with St. Lucy's Church to purchase an area of land from the church for an expansion of the West Main Self Storage Facility.

The area under consideration for Comprehensive Plan land use map change and zoning amendment was shown to the board. The board observed the proposed building expansion area, Bailey's Brook, and the Church's walking paths. Mr. Alves noted intent to provide an easement to the church to maintain the walking paths.

Questions about detention ponds, utilities, wastewater, zoning of nearby parcels, and the history of the property were asked.

Mr. Lynch informed the board that in addition to the two items noted above, the applicant intends to submit applications for subdividing land and for constructing a building within the Water Protection District Zone 1.

The meeting adjourned at 5:00pm.

Respectfully submitted:

Rita Lavoie

Principal Planner