



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES SPECIAL MEETING ON MIXED-USE ZONING AMENDMENTS

JULY 12, 2017

Town Council Chambers, 350 East Main Rd., Middletown, RI

Board members present:

Paul Croce, Chairperson

Bill Nash, Secretary

Liz Drayton

Terri Flynn

Matt Sullivan, Vice Chairman

Ron Wolanski, Planning Director

The meeting was called to order by Mr. Croce at 5:10pm.

1. Discuss proposed zoning ordinance amendments to allow for mixed-use development in the general business (GB) and limited business (LB) zoning districts.

Mr. Croce stated that a revised draft of the proposed ordinance amendments has been provided.

Mr. Wolanski reviewed the revisions to the draft ordinance made as a result of discussion during the public workshop meeting held on June 7, 2017.

The discussion focused on the lists of allowed uses within a mixed-use development. At the request of the board Mr. Wolanski provided two lists; one for developments in limited business districts and one for general business. He reviewed the differences in the two lists.

Ms. Flynn suggested that hotels would not be an appropriate use in a mixed-use development.

Mr. Nash stated that there should be a way to consider uses on case by case basis.

Mr. Wolanski suggested that uses that are a concern could be required to obtain a special use permit. If adopted, the ordinance would allow the Planning Board to act on special use permit and zoning variance applications.

Ms. Drayton suggested that instituting performance standards, such as limiting hour of operation, might be a way to protect residential tenants.

There was discussion of having the ordinance refer to the main use table in the zoning ordinance (section 602), rather than trying to develop separated lists. Uses allowed in a mixed-

use development would be based on the zoning district. Concern remained about uses that would not be appropriate in a mixed-use setting.

Mr. Croce recommended that the matter be discussed further during an upcoming Planning Board special meeting.

By consensus of the board it was decided to continue discussion of this matter to the Planning Board's special meeting scheduled for July 27, 2017.

Meeting adjourned at 5:55 pm.

Respectfully submitted:

Ronald M. Wolanski
Town Planner