



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES- SPECIAL MEETING
Use Table Subcommittee Meeting
November 6, 2017 4:00pm
Town Council Chambers, 350 East Main Rd., Middletown, RI

Subcommittee board members present:

Bill Nash, Subcommittee Chair
Terri Flynn
Jim Williams

Ron Wolanski, Town Planner
Rita Lavoie, Principal Planner

1. Discussion of potential amendments to the use table of the Middletown Zoning Ordinance, Section 602.

- The board reviewed the history of revising the use tables in the zoning code and agreed that an ongoing review of the use table (section 602) is pertinent
- Mr. Nash reviewed the reasoning for the subcommittee, and its' goal of addressing uses in the Limited Business (LB) district first, at the request of the planning board and town council.
- There was discussion regarding how potential ordinances such as the agricultural overlay district and mixed-use zoning will impact the subcommittee's decision on changing items in the use table.
- The committee began at the top of the use table and reviewed each use in the LB district. It was further decided that any use that the subcommittee was not in consensus on, would be flagged for review by the full planning board.
- The subcommittee reviewed the first 14 uses (from "field crop farms or horticultural nurseries including wholesale sale on the same lot" through "rooming houses") as they pertain to the LB district.
- There was discussion on how the Rhode Island Right to Farm Bill impacts Town's ability to regulate agricultural uses.
- There was a desire by the board members to attain input from relevant disciplines such as real estate or property owners, on the suggested changes after the subcommittee completes their review and before a public hearing is held.
- The board reviewed the definition of the LB district from the zoning code.
- There was additional discussion regarding:
 - Encouraging affordable options through mobile homes by zoning appropriate areas in town for mobile homes
 - How wind turbines would impact adjacent residences and must be on farmland, as defined by the use table
 - State restrictions on raising swine
 - If indoor animal related uses impact residences

- The ability of the zoning board of review to grant variances
- The subcommittee decided to make four changes, which would apply to new uses only:
 - Licensed kennels for the raising, boarding and care of dogs, cats or other fur-bearing animals - change from “S” to “N” in the LB district to avoid noise conflicts with residential areas around the LB district.
 - Single-family dwellings - change from “S” to “N” in the LB district because it is not consistent with the purpose of the LB district being neighborhood businesses.
 - Two-family dwellings - change from “S” to “N” in the LB district because it is not consistent with the purpose of the LB district being neighborhood businesses.
 - Multifamily dwelling structure (3-6 dwelling units per lot) - change from “S” to “N” in the LB district because it is not consistent with the purpose of the LB district being neighborhood businesses, and could be part of the pending mixed-use development amendments instead.
- The subcommittee decided to refer one item to the planning board for future discussion:
 - Motel or hotel – consensus not reached, will be flagged for discussion by the full planning board
 - There was discussion regarding if a hotel/motel served neighborhoods or fit the character of the district, and the 24/7 nature of a hotel/motel
- The subcommittee requested that staff compile zoning use table information from similar towns so that the subcommittee can review and concur on what is best for Middletown
- Mr. Wolanski suggested that the staff could research Bristol, RI and North Kingstown, RI

Meeting adjourned at 5:30 pm

Respectfully submitted:

Rita Lavoie
Principal Planner