



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES- SPECIAL MEETING
Comprehensive Plan's Future Land Use Plan and Zoning Map consistency
November 13, 2017 6:00pm
Town Council Chambers, 350 East Main Rd., Middletown, RI

Board members present:

Paul Croce, Chair
Matt Sullivan
Bill Nash
Terri Flynn
Jim Williams
B.J. Owen
Liz Drayton

Rita Lavoie, Principal Planner
Peter Regan, Town Solicitor

1. **Motion for Reconsideration** - Request of Mark Brennan for Master Plan approval, including request for waivers from certain provisions of the subdivision and land development regulations, for a proposed 11-lot major subdivision of property fronting on Mitchell's Lane. The property is identified as 430 Mitchell's Lane, Assessor's Plat 124, Lots 13, 14, 14a, 15, and is located approximately 1300 feet to the north of the intersection of Mitchell's Lane and Fayal Lane
 - Mr. Regan provided the board with a review of the parliamentary procedure for reconsidering a vote. He noted that the reconsider vote must take place at the next meeting of the board and the motion must be initiated by a board member on the prevailing side of the vote.
 - Mr. Croce indicated that if the motion to reconsider is made, seconded, and passed, that he will immediately call for a motion to continue the discussion to the December 13, 2017 regular planning board meeting to allow the public to be adequately informed.
 - There was a motion by Ms. Owen, seconded by Mr. Sullivan to reconsider the vote taken on November 8, 2017 for master plan approval of the 11-lot major subdivision.
 - Mr. Williams recused himself.
 - Ms. Owen read from a prepared statement explaining her motion for reconsideration. She mentioned the amount of information shared at the meeting, the length of testimony, and a desire to digest the information more thoroughly to ensure compliance with regulations regarding master plan approval.
 - There was discussion by the board regarding the level of detail presented by the applicant, the familiarity with regulations required by board members, and the process of appeals or resubmission of an application.

- Mr. Regan explained that a master plan is approved as a concept, which can be altered based on engineering and land suitability facts in preliminary plan stage.
- The criteria and meaning of a board member's vote for reconsidering an item was discussed.
- Vote: 6-0-0
- Motion to continue the discussion to the December 13, 2017 planning board meeting by Mr. Nash, seconded by Mr. Sullivan.
- Vote 6-0-0

Mr. Sullivan and Ms. Owen excused themselves from the remainder of the meeting.

2. Discussion by the Planning Board on bringing the Comprehensive Plan's Future Land Use Plan (FLUP) and the Zoning Map into consistency.

- Ms. Lavoie provided the board with maps and spreadsheets listing the parcels which have a discrepancy between current zoning and the Future Land Use Plan (FLUP). She explained that the reason for this project is that state law requires the Town to work towards compliance between zoning rules and the Comprehensive Plan. There is no deadline for this project.
- Ms. Lavoie explained that staff broke the list into three categories 1) parcels whose zoning designation should change 2) parcels whose FLUP designation should change and could be easily accomplished and 3) parcels whose FLUP designation should change but may be more challenging to accomplish.
- The board decided to start the process by working with parcels with easy to change FLUP designations.
- The board requested that staff divide the list into natural groupings for public hearings abutter notification.
- The board requested that staff include the actual size of the lot on the spreadsheet and show surrounding zoning on maps.
- Ms. Lavoie indicated that staff will provide an update at the regular planning board meeting in January and the board can decide how to move forward with the project.
- There was a motion to adjourn by Ms. Flynn, seconded by Mr. Williams
- Vote 5-0-0

Meeting adjourned at 7:00 pm

Respectfully submitted:

Rita Lavoie
Principal Planner