



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES December 13, 2017

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

Board members present:

Paul Croce, Chair

Bill Nash

Liz Drayton—arrived at 5:05 PM

Terri Flynn

B.J. Owen

Art Weber

Jim Williams—left meeting at 5:31 PM

Peter Regan, Town Solicitor

Paul Croce called the meeting to order at 5:00pm

1. Peter Regan continued the orientation for board members. Discussion included but was not limited to the following:
 - The Planning Boards role in the review of subdivisions.
 - The Board is to review applications and determine if it meets the requirements and/or rules that are in place.
 - Excerpts of court cases and some case law (provided by P. Regan).
 - P. Regan informed the Board that if an application meets the rules that are in place, then there can be no “discretion” to deny by Board members as per “Jeffrey vs. Platting Board”.
 - A. Weber—question on “Harmonious Development” language was addressed by P. Regan.
 - Conservation Development vs. Conventional Development—town policy and rules reflect a Conservation Development requirement—maybe it should be revisited?
 - Engineering Standards—the Town has a consulting engineer that reviews applications as necessary to determine compliance with these standards.
 - Personal experience vs. expertise—only facts should be stated on the record with no opinions.
 - Reviewing applications should be done to determine if they are “generally consistent” with the Comp. Plan.
 - The Stages of Development review: Concept Plan, Master Plan, Preliminary Plan, Final Plan. Each stage has an application and checklist and must be certified complete at the Master and Preliminary stage for it to be placed on the Planning Board agenda.
 - The TRC can review applications at any stage as necessary.
 - The Planning Staff coordinates the review process and tracks the applicable standards at each stage.
 - The Planning Staff will work with P. Regan to provide the Board clearer “required findings” for each stage of development.
2. **Motion to adjourn** by P. Croce, second by B.J. Owen, was granted on a 6-0-0 vote.
3. Meeting adjourned at 5:55 PM

Respectfully submitted by Bill Nash, Secretary on January 3, 2018