



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES- SPECIAL MEETING Use Table Subcommittee Meeting February 7, 2018 4:00pm

2nd Floor Conference Room, 350 East Main Rd., Middletown, RI

Subcommittee board members present:

Bill Nash, Subcommittee Chair

Terri Flynn

Jim Williams

Rita Lavoie, Principal Planner

Guests: BJ Owen, Liz Drayton

1) **It was agreed that meeting minutes will follow Board procedure: staff notes to Ms. Flynn for review and distribution.**

2) **Approval of the minutes of the November 20, 2017 and December 7, 2017 subcommittee meetings.**

- Motion by Ms. Flynn, seconded by Mr. Williams to approve the minutes of November 20, 2017.
- Vote 3-0-0
- Motion by Ms. Flynn, seconded by Mr. Williams to approve the minutes of December 7, 2017.
- Ms. Flynn asked for clarifications and provided an amendment.
- Motion by Mr. Nash to approve the minutes of December 7, 2017 as amended, seconded by Mr. Williams.
- Vote 3-0-0

3) **Discussion of potential amendments to the use table of the Middletown Zoning Ordinance, Section 602.**

The subcommittee reviewed the uses from “Telephone Exchange” through “General merchandise retail activities including department stores (storage areas not to exceed 30% of gross floor area)” in the Limited Business (LB) district and recommended changes, flagging items for review by the whole planning board.

• **Transportation, Communication and Utilities (con’t)**

1) **Telephone Exchange**

- a) Discussions: relevance today, detriment to surrounding neighborhoods, and what current application looks like
- b) Flagged for full board review

2) **Sewage Treatment Plant and Solid Waste Transfer Station**

- a) No change recommended

- **Wireless Communications Facilities**
 - a) Mr. Nash asked about town ordinances, mentioning his experience with federal laws limiting restrictions on such uses; Town solicitor should be asked
 - b) Principal vs accessory use; zoning officer decides the category a use belongs in
 - c) DPR standards apply to all commercial developments, including properties abutting residential
 - d) Title “Wireless Communications Equipment” would be clearer
 - e) Flagged for full board review
- **Wholesale Commercial (Wholesale distribution establishments (no retail sales))**
 - a) Discussion if this use services the neighborhood
 - b) 35,000 sq’ max footprint (like Staples) and commercial design standards required
 - c) Consideration of smaller scale for SUP
 - d) Flagged for full board review
- **Retail Commercial**
 - 1) **Lumber, building materials, heavy equipment, plumbing, electrical supply and service**
 - a) No change recommended.
 - b) Ms. Lavoie pointed out that this use is part of the gravel processing ordinance under review by the full planning board.
 - 2) **General merchandise retailing actives, including department stores (storage not to exceed 30% of gross floor area)**
 - a) Clarification that SUP’s go through Zoning. A “Y” in the Use Table triggers DPR and Planning Board makes the final decision; only appeals go to Zoning.
 - b) Discussion of the general merchandise category serving the surrounding neighborhood, and the scale of such projects.
- b) There was a motion to adjourn by Ms. Flynn, seconded by Mr. Williams.
 - Vote 3-0-0

Meeting adjourned at approximately 5:30 pm

Respectfully submitted:

Terri Flynn
Planning Board Secretary