



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES

April 4, 2018 – 4:00pm

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

Subcommittee members present:

Bill Nash, Chair

Rita Lavoie, Principal Planner

Terri Flynn

Jim Williams

1. Approval of the minutes of the February 7, 2018 subcommittee meeting.

- a) **Motion** by Mr. Nash, seconded by Mr. Williams to approve the minutes of the February 7, 2018 meeting. **Vote: 3-0-0**

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

- a) The subcommittee reviewed where they left off at the previous meeting.
- b) *General merchandise retailing activities, including department stores (storage area not to exceed 30% of gross floor area)*
 1. Section relates to scale, development plan review; with residential abutters, LB District discussions parallel those for proposed Mixed Use ordinance
 2. General merchandising contrasted to small- and large-scale shopping centers
 - Regulations referenced: “big box store” 35,000SF max, Article 18 (Shopping Centers) and Article 4 (Definitions)
 3. Zoning Code previously provided; facilitates review
 4. Recommendations:
 - Delete “including department stores” since “department stores” passé, redundant to “general merchandise retailing activities”
 - Split category based on building size. In LB:
 1. buildings up to 20,000SF - allow by right
 2. buildings over 20,000SF - Special Use Permit
- c) *Small-scale shopping center*
 1. Article 4 definition read; Article 18 acknowledged
 2. Recommendation: change from “S” to “Y” due to scale
- d) *Large-scale shopping centers*
 1. No changes recommended
- e) *Auto dealers, trailers (new and used), tire, battery, access, dealers*
 1. Redundant/vague language; request Zoning Official review/clarify in future
 2. Recommendations:
 - delete “tire, battery, access, dealers”
 - No Use change recommended

- f) *Gasoline service stations (minor repairs only) and Gasoline station with convenience store*
1. These businesses request extended hours
 2. Recommendations:
 - Staff suggest language for: electric vehicle charging station use and future fueling alternatives
 - No Use change recommended
- g) *Boat sales, including trailers*
1. Scale supports “N;” motorcycles, lawn tractors, RV categories questioned
 2. Recommendations:
 - If districts’ Uses identical with “Auto dealers” at completion of Uses Table review, consolidate.
 - No Use change recommended
- h) *Supermarkets*
1. Size, purpose, definition
 2. Recommendations:
 - Delete from Use Table since redundant to “general merchandise retailing activities”
 - If deleted, “supermarket” occurrences in Zoning Code to be addressed/deleted
- i) *Convenience stores, delicatessens, fish markets, fruit and vegetable markets, bakeries, dairy product stores*
1. Repeated issue is business scale, not item type sold
 2. Recommendation: Delete from Use Table since redundant to “general merchandise retailing activities”
- j) *Commercial greenhouse*
1. Discussion:
 - selling plants different business
 - Guest, attorney Bob Silva, noted many years ago Zoning Ordinance Review Committee (ZORC) existed, but did not address change in categories, only Uses in the categories
 - “hot button” topics (ex: guns shops, adult stores, marijuana) could be differentiated from general merchandise in Zoning Code
 - town ordinances in place: adult stores, guns; marijuana in process
 - end here; bring ideas for specialized/sensitive items next meeting

Motion to adjourn by Ms. Flynn, seconded by Mr. Williams. **Vote: 3-0-0**

Meeting adjourned at 5:35pm

Respectfully submitted:

Terri Flynn
 Planning Board Secretary