



## Town of Middletown Planning Department

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

### PLANNING BOARD MINUTES

**April 30, 2018**

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

#### **Board members present:**

Paul Croce, Chair

Bill Nash, Vice Chairman

Terri Flynn, Secretary

B.J. Owen

Art Weber

Jim Williams

Liz Drayton

Ron Wolanski, Town Planner

Rita Lavoie, Principal Planner

*Paul Croce called the meeting to order at 6:00pm (recording: <https://vimeo.com/267427633>)*

1. **Reconsideration** – Request for reconsideration of the Planning Board vote during its April 11, 2018 meeting to request that the Town Council adopt a Wastewater Management Plan, prepared by Crossman Engineering, dated September 30, 2016.
  - a. **Motion to reconsider** by Mr. Croce, seconded by Mr. Weber  
**Vote:** 7-0-0
  - b. **Motion to continue** the application to the May 9, 2018 Planning Board Meeting by Mr. Weber, seconded by Mr. Nash  
**Vote:** 7-0-0
  
2. **Public Workshop** – Review, discuss and accept public input on conceptual design plans for possible roadway and streetscape improvements in the Atlantic Beach District, lower Aquidneck Avenue.
  - a. Mr. Croce: Introduction, Workshop Agenda
  - b. Mr. Wolanski: Power Point: 2007 Atlantic Beach District Master Plan (ABDMP)  
<http://middletownri.com/wp-content/uploads/sites/8/2016/10/ABDMasterPlanFINALAugust2007-4.pdf>
    - i. Vision, area, goals, recommendations; part of Comprehensive Plan
    - ii. Implementation - Town focus
      - Uses Subcommittee/all Limited Business districts
      - Middletown Economic Development Advisory Committee (MEDAC)/potential financing: Tax Increment Financing (TIF), Business Improvement District (BID)
      - VHB/30% Design Plan contract
      - Goal/RIDOT Transportation Improvement Plan (TIP) List approval: State funds road improvements, uses Federal road monies
    - iii. National Grid: Underground utilities feasibility
    - iv. Entities work simultaneously, cooperatively

- Current TIP List intersections: Aquidneck/Valley round-a-bout, Aquidneck/Crescent/Briarwood, Aquidneck/Purgatory
  - TIP application: Aquidneck Ave/Newport Ave; Town investing (design, utilities, etc.), encourages State investment
  - State, Town – same stage of design, coordinated timeframe
- c. Public input:
- i. Karen Roarke; 26 Renfrew Ave: DOT ~2002/Crescent 1-way South not North; rotary safety concern: traffic will never stop
    - Mr. Wolanski: DOT approved intersections on list already; tonight's input: areas between intersections
- d. VHB:
- i. Mr. Jamie Pisano, VHB Transportation Consultant: Power Point <http://planning.middlestownri.com/publicnotice/>
    - Aquidneck Ave - existing conditions; proposed improvements: ADA/wider sidewalks; decorative lighting; benches; landscaping; road shoulders; undergrounding utilities; sample sidewalk materials
  - ii. Mr. Geoffrey Morrision-Logan, Planning and Landscape Design Consultant: electronic audience polling, real-time results
- e. Mr. Wolanski: Next steps
- i. Board review input, Town Council recommendation
  - ii. VHB complete work (30% Plan) early Fall
  - iii. Town submission: RIDOT TIP
  - iv. Investigate funding options
  - v. Mr. Weber: utility poles challenge ADA sidewalks, must underground
- f. Public input:
- i. Ms. Karen Roarke; 26 Renfrew Ave: Oliphant/W Main utility pole in textured sidewalk ramp. Town Council 2004 resolution/Esplanad Sidewalks: green strips between road/pedestrian; Supports safe, traffic calming measures
    - Mr. Nash, Mr. Wolanski: need resolution clarification
    - Mr. Pisano: confirmed green strip space available
  - ii. Ms. Kerri Lewis; 54 Aquidneck Ave: sewer/water line improvement; property line encroachment; maintenance: underground line, sidewalks; rotary, crosswalk safety/signage without distracting
    - Mr. Pisano: temporary construction easements, sliver of right-of-way Newport Ave
    - Mr. Wolanski: National Grid underground line input; state improves/maintains Aquidneck Ave (state road); Town: sidewalk maintenance
  - iii. Mr. Scott Lyons, owner-Beach Liquors; 43 Aquidneck Ave: proposed trees block store front; limiting necessary store access/parking; opposed proposed park in front of liquor store (loitering); mark road shoulder as bike lane; Memorial/Purgatory traffic impact; put crosswalks at safer locations
  - iv. Mr. Daniel McCarthy; 187 Aquidneck Ave: confirmed Valley Rd/Aquidneck Ave roundabout separate RIDOT approved project
  - v. Mr. Ronald Lee Fleming; Newport: gifted ~\$30,000 of daffodil bulbs to mark area/Middletown Gateway; daffodils attract people, expands tourist season

- vi. Ms. Melissa Welch; 535 Wolcott Ave: traffic study; project timeline  
Ms. Laura Iorio; 409 Wolcott Ave: Crescent closed/Purgatory access:  
Newport Ave traffic increase; backups Memorial, Aquidneck
  - Mr. Wolanski, Mr. Pisano:
    - between intersections: small traffic impact, no traffic study
    - VHB: RIDOT intersections' traffic follow up
    - Apply TIP this year; if denied, apply next year; else alternate financing
    - Approval good 5 years/stay on TIP List; projects done in order; done when at top of List
- vii. Mr. John Bagwill; 587 Tuckerman Ave: favors project; spurs additional funding area improvements: pond walkability, Purgatory walkway
  - Mr. Wolanski: Purgatory Rd sidewalk on TIP list, work ~ 2021
- viii. Ms. Colleen Aull; 87 Warren Ave: Past Planning Board member; supports: proposal making area community's most beautiful, pond walking path
- ix. Mr. Mark Nuytkens; 505 Wolcott Ave: measured spare 9' of 50' deeded right-of-way; pavement width change; grass cheapest green strip option; supports reservoir pathway, project; bike safety, intersection concerns
  - Mr. Pisano: width varies (45'-55'), some extra; goal: eliminate encroachment, rock wall undisturbed; one Newport Ave pinch; current pavement width: 36', proposed: 30' (arterial road standard)
- x. Mr. Scott Lyons, owner-Beach Liquors; 43 Aquidneck Ave: inviting people/no public parking
- xi. Mr. Bob Silva, MEDAC Member: MEDAC recommended: project to Council, find financing, hold public workshop. Parking necessary for project; idea to Council: address summer parking utilizing Aquidneck Elementary School, trolleys.
  - Ms. Flynn: need transit stops: trolleys, town youth, other residents
  - Mr. Williams: Elementary School lot hazardous, limited; Gaudet, Aquidneck Corporate Park offer more
  - Mr. Silva: School lots/town controlled, Corporate Park/Private

**Motion** to adjourn by Mr. Nash, seconded by Ms. Drayton  
**Vote 7-0-0**

*Meeting adjourned at ~7:40pm*

Respectfully submitted:

Terri Flynn  
Planning Board Secretary