



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES

May 2, 2018 – 4:00pm

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

Subcommittee members present:

Bill Nash, Chair
Terri Flynn
Jim Williams

Rita Lavoie, Principal Planner
Guest: BJ Owen

1. **Approval of the minutes of the April 4, 2018 subcommittee meeting.**
 - a) **Motion** by Ms. Flynn, seconded by Mr. Williams to approve the minutes
 - b) **Vote: 3-0-0**

2. **Discussion of potential amendments to the use table of the Middletown Zoning Ordinance, Section 602.**
 - a) Previous meeting review:
 1. Smaller scale/size category gives businesses' flexibility
 2. Businesses evolve: can't list all, detail sensitive uses
 - If request not in ordinance, applicant favored
 3. Sensitive uses (ex. marijuana, adult, gun, tattoo sales):
 - Ms. Flynn: break out uses requiring age restriction, professionals (Dr.)
 - not to restrict, to recognize area impact; GB OK
 - recent Comp Plan zoning changes: some LB to GB, GB may need scale
 - many addressed by ordinance now, soon; regulated by Town Council
 - ordinance gaps – negative results
 - full Board should address
 - b) *Commercial greenhouse*
 1. Apply previously recommended scale split. In LB:
 - Buildings up to 20,000SF – allow by right
 - Buildings over 20,000SF – Special Use Permit
 - c) *Lunchroom or restaurant (no alcoholic beverages)*
 1. Discussion:
 - zoning code addresses drive-throughs
 - with alcohol: sensitive use, ~24/7
 - new building: triggers DPR, allows input
 - new use of existing: re-fit requires work
 2. Recommendations:
 - Split category based on hours of operation. In LB:
 1. 7am-7pm – allow by right
 2. Beyond 7am-7pm – Special Use Permit

- d) *Lunchroom or restaurant (alcoholic beverages)*
 - 1. no change recommended
- e) *Tavern, cafe, club bar or cocktail lounge (alcoholic beverages)*
 - 1. Discussion: state, town oversight/licensing
 - 2. no change recommended
- f) *Packaged liquor store*
 - 1. Recommendation:
 - change language: *Packaged wine, beer, or liquor store*
- g) *Retail outlet for wholesale, storage or manufacturing use (provided that floor area devoted to such retail selling shall not exceed 1,000sq.ft.)*
 - 1. Discussion
 - serving neighborhood, manufacturing activity
 - craft brewery example: need liquor license; check with Zoning Officer
 - Ordinance: manufacturing hours/7am-9pm
 - 2. Mrs. Flynn: “1,000 sq. ft.” random; consider percentage, building size flex
 - Discussion: retail space percentages to retain use integrity
 - 3. Recommendations:
 - Split category based on alcohol service, add scale. In LB:
 - 1. ...Without alcohol sales:
 - a. buildings up to 20,000SF – Special Use Permit
 - b. buildings over 20,000SF – Prohibited
 - 2. ...With alcohol sales:
 - a. buildings up to 20,000SF – Special Use Permit
 - b. buildings over 20,000SF – Prohibited
 - Change: “shall not exceed 1,000sq.ft.” to “shall not exceed 25% of the gross square footage”

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

Meeting adjourned at 5:30pm

Respectfully submitted:

Terri Flynn
 Planning Board Secretary

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