



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES May 9, 2018

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

Board members present:

Paul Croce, Chair
Bill Nash, Vice Chair
Terri Flynn, Secretary
B.J. Owen
Art Weber
Jim Williams
Liz Drayton

Ron Wolanski, Town Planner
Rita Lavoie, Principal Planner
Chris McNally, Assistant Town Solicitor

Paul Croce called the meeting to order at 6:00pm (recording: <https://vimeo.com/268991610>)

Moment of silence/Audrey Rearick

1. Meeting Minutes

- A. Motion:** Approve 4/11/18 regular meeting minutes by Mr. Weber, seconded by Mr. Nash. **Vote: 7-0-0**
- B. Motion:** Approve 4/30/18 special meeting on the Lower Aquidneck Ave Streetscape minutes by Ms. Owen, seconded by Mr. Weber. **Vote: 7-0-0**

2. Correspondence

- A.** Suzanne McDonald-5/7/18 email: "Proposed 24-unit major subdivision off Peckham Lane:" development, traffic, high water table concerns
- 1) **Motion:** receive correspondence by Ms. Drayton, seconded by Ms. Owen
Vote: 7-0-0
- B.** James L. Paradise-5/7/18 email: "Peckham Lane development:" traffic, water: quantity, quality concerns
- 1) **Motion:** receive correspondence by Ms. Drayton, seconded by Mr. Weber
Vote: 7-0-0
- C.** Attorney Girard Galvin representing Silveira Preschool-5/8/18 letter: "Peckham Lane Subdivision:" included four finding considerations, engineer project review
- 1) **Motion:** receive correspondence by Ms. Owen, seconded by Mr. Nash
 - 2) Discussion/Mr. Nash, Mr. Weber:
 - a. disliked letter tone, offended; apology in order
 - b. disagrees: Planning Board "rubber stamps" TRC recommendations
 - c. Planning Board, TRC: work hard, thorough, transparent
 - 3) **Vote: 5-2-0**, Mr. Nash, Mr. Weber opposed

3. Continuances

I. Continuances/Old Business

Item 4A. 535 Tuckerman Ave Reconsideration

Motion: continue to 6/6/18 meeting by Mr. Nash, seconded by Ms. Owen **Vote: 7-0-0**

Item 4C. Prospect Avenue Subdivision Public Hearing/Preliminary, Final Plan approval

Motion: continue to 6/6/18 meeting by Mr. Nash, seconded by Ms. Owen **Vote: 7-0-0**

Item 4D. Peckham Lane Subdivision Public Informational Meeting/Master Plan approval

Mr. Nash: continuance for procedural issue in Mr. Galvin's letter, applicant agreed

Motion: continue to 6/6/18 meeting by Mr. Weber, seconded by Ms. Owen **Vote: 7-0-0**

Item 4E. 308 Chases Lane Final Plan approval

Motion: continue to 6/6/18 meeting by Mr. Nash, seconded by Ms. Owen **Vote: 7-0-0**

Mr. Croce indicated the that following two items would be considered together:

Item 4F. West Main Storage/St. Lucy's Public Hearing/DPR

Item 4G. West Main Storage/St. Lucy's Zoning Board advisory opinion request

Motion: continue to 6/6/18 meeting by Mr. Nash, seconded by Mr. Weber **Vote: 7-0-0**

Item 4H. Purgatory/Wave Ave Hotel Public Hearing/DPR

Motion: continue to 6/6/18 meeting by Mr. Nash, seconded by Ms. Owen **Vote: 7-0-0**

Item 4I. 24 Wolcott Ave Subdivision Preliminary Plan approval

Motion: continue to, schedule a site visit before, 6/6/18 meeting by Mr. Nash, seconded by Ms. Owen **Vote: 7-0-0**

Item 4J. 47 Valley Road Restaurant Public Hearing/DPR

Motion: continue to 6/6/18 meeting by Mr. Nash, seconded by Mr. Weber **Vote: 7-0-0**

4. Old Business

B. Reconsideration – 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

1) Motion: "Request Town Council reconsider current WMP"

2) Discussion:

a. Mr. Wolanski: on-going Council discussion; discussed 4/16/18-not agenda item/no action

b. Mr. Weber:

i. Town Administrator interested, DEM may demand action

ii. planning: get ahead of issues, know septic inventory

iii. difficulty: homeowner financially responsible, financing

iv. DPW administer, provide reports; Portsmouth referenced

v. appeal path

c. Mr. Wolanski Planning role: mapping, preparation; need dedicated program staff-budget provided

d. Ms. Flynn:

i. minutes' excerpts provided:

• Planning Board 4/11/18: original motion from water quality discussion-WMP a tool

• Town Council 1/17/17: "resident hardships;" concluded public needs info to see benefit

ii. usually public hearing before Board recommendation

- iii. oppose motion as stated; support a plan, not this plan
 - e. Mr. Wolanski:
 - i. Council approved WMP requires separate ordinance (drafted)
 - ii. Planning reviews zoning ordinances; others at Council request
 - iii. Board comment not Council requested; member initiated
 - f. Council tabled 1/17/17; 4/16/18 similar discussion - Council member must request on docket for Council to act
 - g. Discussion:
 - i. departments involved, large workload, resources
 - ii. adding Board review request duplicates public hearings
 - iii. Board communication timing:
 - later since Council positive: when traffic/water RFQ complete; with study results as a tool; since just discussed 4/18/18
 - wells failing now; RFQ's take a year; keep in front of Council
 - iv. Actions: withdraw (Mr. Croce), table (Ms. Owen, Ms. Flynn)
 - v. Verbiage not directive, suggestive/options "since Council discussing:" "support development," "assist process," "consider WMP," "revise current" "continue discussions"
 - vi. Current WMP: draft, proposed
- 3) **Motion** amended by Mr. Weber to request the Town Council "consider a Wastewater Management Plan," seconded by Mr. Nash
- a. Mr. Williams: issue fluid; memo redundant; wait-revisit if no action
 - b. Mr. Croce: no plan details; if pass motion, simple document: 1.aware Council discussing, 2.recommend they consider adopting a WMP
 - c. **Vote: 7-0-0**
- 4) Ms. Owen: house count of applications: Goldstein, Brennan, Peckham: 43
- 5) Mr. Croce: Council: receptive; interest: detail study over order of magnitude, larger amount over smaller

5. New Business

- A. Review of the town's proposed application for Community Development Block Grant (CDBG) funding for consistency with the Middletown Comprehensive Community Plan.
- 1) **Motion** to find the CDBG funding proposal is consistent with the Comprehensive Plan by Ms. Flynn, seconded by Ms. Owen
 - 2) Ms. Drayton: Community Church-keeps land "affordable housing" in perpetuity; dwelling owned, income contingencies for sale
 - 3) Mr. Wolanski: proposal details; public hearings-no issues; State requires Board certification-administerial, like CIP; Council approved last Monday,
 - 4) Line Item Discussion:
 - a. affordable housing:
 - a. \$0=placeholder, future projects
 - b. Separate CDGB housing monies, over initial request
 - b. Windows: previous years' work/payments impact amounts shown
 - c. Senior Center: qualifies, money available-allows repairs
 - d. McKinney: Newport location services Middletown residents
 - 5) **Vote: 7-0-0**

6. Updates

A. Comprehensive Plan Implementation items

- 1) Future Land Use Plan & Zoning Map consistency – Potential Comprehensive Plan, Future Land Use Plan amendments
 - a. Public hearing 6/25/18
 - b. Final FLUP group under staff review; not for 6/25/18
- 2) Rural Village District
 - a. First subcommittee meeting 5/29/18 4:00pm 49:37
 - b. Subcommittee: Ms. Drayton/Chair, Mr. Weber, Ms. Owen
- 3) Mr. Croce: volunteers-Historic Buildings Subcommittee: Ms. Owen/Chair, Mr. Croce, Mr. Nash

B. Update on BRAC Navy Surplus Land reuse planning process.

- 1) Mr. Wolanski: attained land for West Main/Coddington Master Plan; 2019 proposed budget/\$100,000 consultant funding-investigation, market analysis, planning, zoning. If approved funding available 7/1/18. Planning Board-implementation.
- 2) Shoreline Park to Town/October 2019; ongoing environmental work
- 3) DEM program: fishing pier funding available

C. Committee reports

- 1) Use Table Subcommittee/Mr. Nash, Chair
 - a. Good pace; Rita very helpful
 - b. Mr. Wolanski doodle next meeting
- 2) Tree Commission/Ms. Owen, Liaison
 - a. 8 metal, arched back benches purchased-Valley Park
- 3) Open Space and Fields Committee/Mr. Nash, Liaison: nothing significant
- 4) Conservation Commission/Ms. Flynn, Liaison
 - a. no meeting since last Board meeting; next meeting 5/14/18

D. Upcoming meetings

- 1) Tuesday, 5/15/18 4pm-Public Workshop/Subdivision DPR Review Process
 - a. comments: invite east side residents whose comments prompted the workshop; Middletown TV recording available
 - b. advertised: online, newspaper, website
 - c. Mr. Wolanski: unable to pick/choose mailing recipients, town issue
- 2) Tuesday, 5/29/18 4pm-Rural Village District Subcommittee
- 3) Wednesday, 6/6/18 6pm-Regular monthly meeting
- 4) Monday, 6/25/18 4pm-Public hearing FLUP

Motion to adjourn by Ms. Flynn, seconded by Mr. Weber **Vote: 7-0-0**

Meeting adjourned at 7:00pm

Respectfully submitted: Terri Flynn
Planning Board Secretary