



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES – Future Land Use Plan (FLUP) June 25, 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

Ron Wolanski, Planning Director

Members absent:

Liz Drayton
Jim Williams

Paul Croce called the meeting to order at 4:00pm (recorded: <https://vimeo.com/277119639>)

- 1. Public Hearing** - Potential changes to the Town of Middletown Comp Community Plan's Future Land Use Plan, Map L-4. Proposal is to change the Future Land Use designations on 103 parcels to bring consistency between the Future Land Use Plan and the Town's Zoning Ordinance.

Motion: Open Public Hearing by Mr. Weber, Mr. Nash-second. **Vote: 5-0-0**

- a) Mr. Croce:**
 - Process: Review map, discuss parcels, public input, Board vote
 - No zoning changes, only Comp Plan changes
- b) Mr. Wolanski:**
 - Computer screen: Future Land Use Plan (FLUP) from Comp Plan
 - FLUP: guide for town's future vision
 - State law: consistency between Zoning map and FLUP
 - Zoning changes for consistency, past 2 years
 - Subject properties' owners received: full property list, property specific map
 - Properties grouped by change proposed
- c) Public:**
 - How to change properties' zoning
 - i. Mr. Alan Shers; 190 East Main Road: 8.5 acres Valley Road-not on advertised property list-cannot discuss
 - ii. Mr. Kevin McCarthy; 594, 596 East Main
 - iii. Mr. Terrance Wilkie; 606 E Main Rd
 - iv. Mr. Wolanski: processes take time, doable
 - a. Re-Zoning petition: Town Council letter; forwards to Planning Board

- b. Comp Plan change request: Planning Board letter
 - c. Property change request both Zoning map, FLUP: Comp Plan first
- Ms. Rita Finn; 209 Corey Lane: confirmed policy document, zoning consistency
- d) Map: Changes to “Institutional”
 - 2 properties: Witherbee School, portion High School property
 - **Motion:** forward recommendation for proposed FLUP changes of “Institutional” designations to Town Council for consideration by Mr. Nash, Ms. Owen-second.
 - i. Discussion: Sensible
 - ii. **Vote: 5-0-0**
- e) Map: Changes to “Publicly Owned and/or Zoned Open Space”
 - 2 properties: Corey property/under conservation easement, Rifle Club
 - **Motion:** Forward proposed FLUP changes of “Institutional” designations to Town Council for consideration by Ms. Owen, Mr. Weber-second.
 - i. Discussion: Rifle Club legal/non-conforming, privately owned
 - ii. **Vote: 5-0-0**
- f) Map: Changes to “Limited/Office Business”
 - Many properties: currently commercial use, vacant
 - Map 4: residential homes west of Frosty Freeze; some businesses, mixed use
 - i. Perhaps Comp Plan authors designation deliberate: be different zoning
 - ii. Board options: remove properties from list, propose zoning change
 - iii. Current zoning reasonable given location, no public opposition
 - iv. SUP granted in area; “spot zoning” historically discussed
 - Match use to zoning important; not on agenda
 - i. John Clarke non-conforming
 - ii. Address individual properties in future
 - iii. Map 1: Mello Park split zoning; property line moved, zoning line didn’t
 - **Motion:** Forward proposed FLUP changes of “Limited/Office Business” designations to Town Council for consideration by Mr. Nash, Mr. Weber-second
 - **Vote: 5-0-0**
- g) Map: Changes to “Industrial”
 - 2 lots: Old Airport Rd
 - **Motion:** Forward proposed FLUP changes of “Industrial” designations to Town Council for consideration by Mr. Nash, Ms. Flynn-second
 - **Vote: 5-0-0**
- h) Map: Changes to “Corporate Park”
 - Strip of land abutting Johnny Cake Hill Rd
 - **Motion:** Forward proposed FLUP changes of “Corporate Park” designations to Town Council for consideration by Mr. Weber, Mr. Nash-second
 - **Vote: 5-0-0**
- i) Map: Changes to “General Business/Mixed Use”
 - Many properties: Chiropractor’s by Oliphant School, Woolsey split property (could consider future zoning change), Humphrey’s/hair salon/vacant lots on Smythe, North End Club
 - **Motion:** Forward proposed FLUP changes of “General Business/Mixed Use” designations to Town Council for consideration by Ms. Flynn, Mr. Weber-second

- i. Ms. Owen: Oliphant Lane property-old Middletown Library
- ii. Ms. Flynn: Map 3-area between Yarnell, W Main re-zoned in last 2 years GB from LB because on W Main; LB appropriate buffer next to residential, assures town livable in all areas

• **Vote: 5-0-0**

j) Map: Changes to “High Density Residential”

- Many properties: East Bay Village, Ridgewood Terr., Dexter St, Toni Lynn Terr.
- **Motion:** Forward proposed FLUP changes of “High Density Residential” designations to Town Council for consideration by Mr. Weber, Ms. Flynn-second

- i. Ms. Flynn: Map 4: Toni Lynn Terrace R-10; consider R-20: lot sizes allow gradual use change between R-10 and R-40 properties surrounding them
 - a. Mr. Wolanski: could propose addresses change to medium density from high density; change maps: Comp Plan then Zoning
 - b. No input from residents on proposed changes
 - c. Can forward either recommendation to Council - residents input preference at Council public hearing
 - d. Board Opportunity: retain gradual use change on the ground

• **Vote: 5-0-0**

k) Motion: Close Public Hearing by Mr. Weber, Ms. Flynn-second **Vote: 5-0-0**

Motion: Adjourn by Mr. Nash, Mr. Weber-second **Vote: 5-0-0**

Meeting adjourned at ~4:45PM

Respectfully submitted: Terri Flynn, Planning Board Secretary