



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES Rural Village Subcommittee July 18, 2018 – 4:00pm

Town Hall, 2nd Floor Conference Room, 350 East Main Rd., Middletown, RI

Subcommittee members present:

Liz Drayton, Chair
Art Weber
Betty Jane Owen

Ron Wolanski, Town Planner

1. Review and discuss possible zoning amendments that would allow for the creation of a Rural Village District.

Ms. Drayton called the meeting to order at 4:00pm

- The subcommittee was joined by property owners John Nunes, Chris Bicho, and Alan Perry.
- Mr. Wolanski distributed copies of a memo from Principal Planner Rita Lavoie dated May 29, 2018, which included language from the comprehensive plan regarding the proposed district. Copies of the zoning ordinance use table were also distributed.
- Ms. Drayton discussed the purpose of the proposed district, as described in the Middletown Comprehensive Plan.
- There was discussion of the existing businesses in the subject area. It was noted that they are considered nonconforming uses, which requires zoning board approval for any modifications to the uses.
- Mr. Nunes and Mr. Bicho indicated their support for the concept, but requested time to consider the uses that should be allowed and restrictions that might be applied within the new district. It was noted that the town must be careful when considering the types of use it will allow in the new district, to not adversely impact current uses and the surrounding area.
- Mr. Perry noted that the business uses are existing, questioning the need for the new district. He also questioned the impact of the new district on property values in the area, which could impact support for the concept. Committee members reiterated the fact that the existing uses are nonconforming, which places an additional burden on the business owners when any changes are proposed. Since the land is zoned residential changes to the existing uses, or introducing new business uses in future would be problematic. Impact on property values will be considered going forward, as the committee considers specific provisions of the district.

- By consensus the committee agreed to allow an opportunity for the impacted property owners to consider the potential uses and restrictions, and to reconvene following the busy summer season, with mid-October suggested as the timeframe for the next meeting.

By consensus the meeting adjourned at approximately 4:45pm

Respectfully submitted:

Ron Wolanski
Town Planner

DRAFT