

# Town of Middletown

## Planning Department



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

### PLANNING BOARD SUBCOMMITTEE MINUTES

**June 4, 2018 – 4:00pm**

2<sup>nd</sup> Floor Conference Room, 350 East Main Rd., Middletown, RI

#### Subcommittee members present:

Bill Nash, Chair  
Terri Flynn, Secretary  
Jim Williams

Ron Wolanski, Town Planner  
Guest: BJ Owen

Mr. Nash called the meeting to order at 4:00pm (This meeting was *not recorded*)

#### 1. Approval of the minutes of the May 2, 2018 subcommittee meeting.

- a) **Motion** by Mr. Nash, 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) Personal Services category – LB District

##### 1. Laundry or dry cleaners, pick-up only (no plant), or self-service laundromat

- Clarify language; Services different/separate lines
- Recent zoning changes LB to GB (ex: Yarnell Ave area); consider residential neighbors: LB, LI2, now GB
- Scale: square footage, hours, percent retail
- Research: Polo Cleaners on-site services
- Laundromat-size use requirements limit size: noise, water/sewer
- Recommendations:
  - a. Verbiage change: “plant” to “processing”
  - b. Three lines:
    - i. Laundry or dry cleaners, pick-up and drop-off only (no processing): allow by right
    - ii. Laundry or drycleaners with processing: Special Use Permit
    - iii. Self-service laundromat: allow by right

##### 2. Beauty or barber shop / No change recommended [Y]

##### 3. Mortuary or funeral home without cremation services

- Resident/abutter input best
- Recommendation / Change: Special Use Permit

##### 4. Crematorium

- Mr. Nash: Warren, RI experience: hours, property values
- Relationship, location of mortuary, crematorium
- Likely opposition, town costs
- Allow by right in another district
- Recommendation / Change: prohibit

5. *Therapeutic massage and physical therapy services*
  - Common use today
  - Recommendation / Change: allow by right
6. *Miscellaneous personal services not otherwise classified*
  - Future services an unknown
  - No change recommended [S]

**b) Business Services – LB District**

1. *Automotive repair, service and garages, vehicle body shop and welding*
  - Reviewed Retail Commercial section/gas station: size scale
  - Research: Town Fair Tire size
  - Verbiage: area appropriate services
  - Recommendations:
    - a. Verbiage change: delete “and welding”
    - b. Two lines:
      - i. Automotive repair, service and garages, vehicle body shop 7,500 sq.ft.or less floor area: Special Use Permit
      - ii. Automotive repair, service and garages, vehicle body shop greater than 7,500 sq.ft. floor area: prohibited
2. *Catering and food packaging*
  - LB definition; category not retail, industrial
  - Recommendation / Change: Special Use Permit
3. *Miscellaneous repair shops and related services (non-vehicle)*
  - Repair shops appropriate, needed
  - Accessory, primary uses
  - Verbiage: “related services” implication, possible last line redundancy
  - Use requirements limit size needs
  - Recommendations:
    - a. Verbiage: delete “and related services”
    - b. Two lines:
      - i. Miscellaneous repair shops (non-vehicle) 2,000 sq.ft. floor area or less: allow by right
      - ii. Miscellaneous repair shops (non-vehicle) with greater than 2,000 sq.ft. floor area: Special Use Permit
4. *Vehicle washing / No change recommended [S]*
5. *Vehicle or equipment rentals / No change recommended [S]*
6. *Duplicating, printing, photocopying services / No change recommended [Y]*
7. *Miscellaneous business services not otherwise classified / No change recommended [S]*

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

*Meeting adjourned at 5:28pm*

Respectfully submitted:

Terri Flynn  
 Planning Board Secretary