

Town of Middletown

Planning Department



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

PLANNING BOARD USES TABLE SUBCOMMITTEE MINUTES

July 26, 2018 – 4:00pm

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

Subcommittee members present:

Bill Nash, Chair
Terri Flynn, Secretary
Jim Williams

Ron Wolanski, Town Planner

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

- 1. Approval of the minutes of the June 4, 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) Professional Services category – LB District
 - 1. General professional offices**
 - “Office, General professional” definition
 - “General:” broad; future marketplace dynamic, unknown
 - a. Eliminate; replace: “Standard,” “Usual,” “Typical”
 - Recommendations:
 - a. No change recommended [Y]
 - b. Full Board review: title
 - 2. Bank or financial institution**
 - Drive Thru - Article 7, area impact
 - Recommendation-Two lines:
 - a. Without drive thru: Allow By Right
 - b. With drive thru: Special Use Permit
 - 3. Research or development offices**
 - District definition inconsistency
 - Hazardous, offensive possibilities
 - Recommendation / Change: Special Use Permit
 - 4. Office-customary home occupation**
 - Enabling legislation
 - LB district: limited residential
 - Zoning officer inputs
 - No change recommended [Y]
 - 5. Temporary real estate sales office located on the premises being sold**
 - Situation: Walcott/Horan, currently in court
 - Recommendation / full Board review

6. *Sales and service offices for fuel oil and bottled gas dealers including parts and repairs but excluding storage and distribution of the product on the premises*
 - Service, dealers, repairs activities; LI2 District: [S]
 - Recommendation / Change: Special Use Permit
7. *Miscellaneous professional services not otherwise classified / No change recommended [S]*

b) Indoor Commercial Amusement Services – LB District

1. *Motion picture theatres*
 - District definition consistent; scale, parking (code: 1 space: 3 seats)
 - Use Table missing stage opportunities
 - Recommendations:
 - a. Title change: “Motion picture/*performing arts* theatres”
 - b. Two lines:
 - i. 50 seats or less: Allow By Right
 - ii. More than 50 seats: Special Use Permit
2. *Video and amusement arcades AND Bowling alleys and billiard and pool parlors*
 - Extended hours, noise, lighting
 - Prohibited: LI2, Mixed Use proposed ordinance
 - Recommendation / No change recommended [N]
3. *Exercise center, gymnasium, sauna or court games*
 - District definition consistent; 24-hour trend, size varies
 - Limit hours (Ex: “Lunch room without alcohol” recommendation)
 - Recommendations:
 - a. Title: eliminate “sauna”
 - b. Change: Special Use Permit
 - c. Full Board review: possible by right: limited size, hours
4. *Skating rinks / No change recommended [N]*
5. *Indoor roller blade and skateboarding facility/ No change recommended [N]*

c) Governmental, Educational and Institutional on Privately Owned Land – LB District

1. *Church or other place of worship*
 - District definition consistent; allowed by right: all residential, Mixed Use proposed ordinance; prohibited: LI2
 - Recommendation / No change recommended [S]
2. *Library or museum*
 - Extended hours; private, public, possible future uses

d) Clarifications

1. Use not in Use Table: prohibited
2. Public input opportunities: Planning Board Public Workshop, Town Council Public Hearing

Motion to adjourn by Ms. Flynn, second-Mr. Nash **Vote: 3-0-0**

Meeting adjourned at 5:28pm

Respectfully submitted: Terri Flynn, Planning Board Secretary