

**Town of Middletown
ZONING BOARD OF REVIEW
SPECIAL MEETING
MINUTES
May 11, 2017**

Roll Call: Chairman Tom Silveira (present), Vice Chair Jim Miller (present), Secretary Stephen MacGillvray (absent), Olin Gambrell (present), Chris Sousa, Acting Secretary (present), Henry Pine (present), Eric Kirton (alternate-present), Thomas Heaney (alternate-present)

Full Hearings

Petition of: Middletown Self Storage LLC by their attorney David P. Martland Esq. for a Special Use Permit from section 602 to allow the construction of an additional building on Lot 657 to be used in connection with the existing self-storage facility. Said real estate located at 875 Aquidneck Ave and further identified as lots 657 & 758 on Tax Assessor's Plat 114.

Hearing starts with Attorney David Martland showing the various iterations this project has gone through from start 2012 to current (2017). During the hearing Martland Introduces 10 Exhibits into the record.

•œ Exhibit 1-Original Plans

- œ Exhibit 2-Original Decision (7/27/2007)
- œ Exhibit 3-Special Use Permit (4/30/2012)
- œ Exhibit 4-10/21/2016
- œ Exhibit 5-Site Development Plans
- œ Exhibit 6-Site Re-Development Plans
- œ Exhibit 7-Waiver Elimination-Site Complies completely
- œ Exhibit 8-Aerial Plans
- œ Exhibits 9, 10A,B,C,D,E

During the course of the hearing Martland calls experts:

Nathan Godfreed (Real Estate Expert)

Godfreed testifies that the 5 criterion for a Special Use Permit are easily met including: the project does not diminish property values, cause a nuisance, fits in with the comprehensive plan, is an appropriate use of the property, and does not create a public health issue.

Godfrey also stresses that there are more intense uses allowed •gby right•h.

Paul Bannon (Traffic Expert)

Bannon stresses that the increased in storage complex size is a benign use and will account for no more than 10-15 additional cars in the area daily.

Joe Lombardo (Planning Consultant Expert)

Lombardo emphasizes that there is a logical expectation for residents that border a commercial parcel to expect a commercial use on the property next door.

Martland finishes presenting his case.

Neighbors including Karen Reese, Paul Birdie, Tony Silvia, Paul Birdie Jr., Tony Silvia, and Frank Cambell. The focal point of the neighbors is mainly there objection to the size of the proposed building.

The board then discusses the testimony agreeing that the use is non-intense and satisfies the 5 criterion for a special use permit. The structure itself has gone through many iterations and is in full compliance with the zoning ordinance without any necessity for variances.

The special use is granted 5-0