

Attendees

(Underline indicates attended meeting)

John West, Chair Richard Adams, Secretary Richard Cambra Leo Keefe

Jack Maloney, Zoning Officer Bill Nash Claire Pimentel Geoff Regan Robert Silva Barbara Schuster Ed Silveira, Council Liaison Ron Wolanski, Town Planner

Sam Hogan, Asst. Town Planner

The meeting was called to order at 6:35 PM. Attendees were as indicated above.

Previous Meeting Minutes

Minutes from the 9 May meeting were approved.

Organizational Items and Authority

John West initiated a discussion of the Commercial Design Standards being developed by a subcommittee of the Planning Board. He was concerned that the Commercial Design Standards would invalidate much of the work of the ZORC. Dick Adams and Sam Hogan described the Commercial Design Standards work and schedule and said that they should not require significant changes to the work being done by the Committee. However, the Commercial Design Standards will need to be integrated into the Zoning Ordinance once they are approved. A copy of the draft Commercial Design Standards will be provided to the ZORC after the next meeting of the Design Standards Subcommittee.

Review Approach and Schedule

A revised schedule was distributed and discussed. The schedule

now includes the Commercial Design Standards schedule. It was noted that the work of the Design Standards Subcommittee has been delayed at least two weeks. It is now highly unlikely that their work can be completed before the Council set deadline.

Reference Materials

A baseline copy of the current Zoning Ordinance is available and is the basis for review. Claire Pimentel provided a copy of RIGL 45-24, Zoning Ordinances, for reference. Title 45-24 is also available at <http://www.rilin.state.ri.us/Statutes/TITLE45/45-24/INDEX.HTM>.

Meeting Schedule

ZORC meeting will be held on the second Monday of each month from 6:30 – 8:00 PM at the Middletown Library conference room. Next meeting will be 11 July.

Recommended Changes

a) Zoning Ordinance Changes

Note: Recommended changes are shown in the current version of the ordinance. The file name is: Zoning Ordinance (12-09-04) Chap 1-6 Rev 6_13_05.doc.

The current working file distributed to committee members is: Zoning Ordinance (12-09-04) Chap 1-7 Rev 7_11_05.doc.

Global Changes. It was noted that the organization of the Zoning Ordinance is inconsistent. That is, the designation of subordinate paragraphs varies among Sections, and levels of indenture are inconsistent. Dick Adams agreed to correct the ordinance organization.

Article 1. Minor changes were made clarifying text and adding references to RI General Laws. It was suggested that wherever RIGL text is quoted or a section is required to conform the RIGL, a footnote be added to indicate the applicable reference. Section 101, item (16) was added indicate conformance with RIGL related to affordable housing.

Article 2. Notes were added to indicate the text needs to be modified to reflect a 3rd Zoning Board alternate member if approved by the Town Council. Global revisions are need to make the language gender neutral. Zoning Board powers references were corrected.

Article 3. Minor readability clarifications were suggested. Section 304 Item M was changed to correct references. Clarification language was inserted in Section 304A. Sections should be renumbered to eliminate "A". All other corrections were grammatical or clarifications.

Article 4. Minor clarifications and misspellings corrected. Article 4 definitions were reviewed. Comments from Ron Wolanski and committee members were incorporated. To simplify the definitions, paragraph numbers were eliminated and definitions arranged in alphabetical order.

Article 5. Item K should include a note explaining LI (Adjacent to Residential) modification to LI. Section 503 needs to be redrafted to provide guidance on how to divide lots with multiple zonings or simply authorize the Zoning Official to do so, which is current practice.

Article 6. Section 602 was partially reviewed and updated with

current amendments, including insertion of Light Industry (Adjacent to Residential) column. Review of the Section 602 and 603 tables will continue at the next meeting. The scheduled will be adjusted to reflect the addition work needed to review the tables.

b) Other Related Changes

The committee discussed Commercial Design Standards being developed by the Planning Board. The changes will be recommended as changes to the Zoning Ordinance. The Planning Board expects to have these changes completed by 7 September.

The meeting was adjourned at 8:45 PM.

Action Items

No new items were assigned.

No. Item Responsibility Status Due

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Respectfully Submitted,

/s/ R. P. Adams

Dick Adams, ZORC Secretary