



Town of Middletown Planning Department

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

NOTICE MIDDLETOWN PLANNING BOARD

The Middletown Planning Board will meet on **Wednesday, May 13, 2015 at 6:00pm at Middletown Town Hall – Town Council Chambers.**

AGENDA

1. **Election of Planning Board officers for 2015**
2. **Approval of the minutes of the April 8, 2015 regular meeting.**
3. **Approval of the minutes of the April 20, 2015 special meeting.**
4. **Correspondence**
 - A. Memo of the Town Planner, dated April 21, 2015, regarding administrative subdivision plan approval, Seaview Inn, LLC, Aquidneck Ave., Plat 115, Lots 5,53,54,55.
5. **Old Business**
 - A. **Public Hearing** - Request of the Zoning Board of Review pursuant to Sections 306, 602 and Article 11 of the Middletown Zoning Ordinance for development plan review and an advisory recommendation on a application of VSH Realty Inc. & Cumberland Farms Inc. & John J. Moitoza Revocable Trust (owners) and First Hartford Realty Corporation (applicant) for a special use permit to allow renovation and expansion of an existing gasoline dispensing facility in Zone 1 of the Watershed Protection District. Waivers are requested from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, Section 521. Property located at 94 & 106 Aquidneck Ave. Assessor's Plat 115, Lots 132, 133, 134.
 - B. Discussion of Comprehensive Plan implementation priorities and process.
 - C. Update on activities of the Aquidneck Island Planning Commission.
 - D. Update on BRAC Navy Surplus Land reuse planning process.
6. **New Business**
 - A. **Public Informational Meeting** - Middle Creek Farm Subdivision, Michael Behan, Jr. applicant. - Request for Master Plan approval for a proposed 11-lot major subdivision, including request for waivers, of property straddling the Middletown/Portsmouth town line and fronting on Cornelius Drive and Old Mill Lane, Portsmouth. The property is approximately .25 miles to the east of the intersection of Wapping Rd. and Old Mill Lane. The Middletown portion of the property is identified as Assessor's Plat 128, Lot 73. The Portsmouth portion is identified as Assessor's

Plat 68, Lot 71. Five of the proposed lots are located partially or entirely in Middletown

- B. **Public Informational Meeting** - Prospect Avenue Subdivision, Goldstein Associates, LLC., applicant. - Request for Master Plan approval for a proposed 5-lot major subdivision, including request for waivers, of property fronting on Prospect Ave. The property is identified as Assessor's Plat 121NW, Lot 66-A and is located approximately .3 miles to the east of the intersection of Prospect Ave. and Aquidneck Ave.
- C. **Public Hearing** - Request of the Zoning Board of Review pursuant to Sections 306 and 717 of the Middletown Zoning Ordinance for development plan review and an advisory recommendation on a application of D'Angelo, Inc. (TD Bank), 553 West Main Rd. Plat 107SE, Lot 59, to demolish an existing building and construct a new commercial building with site alterations. Waivers are requested from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, Section 521
- D. Request of the Zoning Board of Review pursuant to Sections 306 and 602 and article 14 of the Middletown Zoning Ordinance for development plan review and an advisory recommendation on an application of Kempenaar Real Estates, Inc. to renovate and expand an existing building at the Howard Johnson's hotel property located at 351 West Main Rd. Plat 108, Lot 193.
- E. Request of the Zoning Board of Review for development plan review and recommendation on an application of Cellco Partnership d/b/a Verizon Wireless (applicant) and WM Hotel Group, LLC (owner) to install a wireless telecommunications facility, subject to the provisions of zoning ordinance Article 25, on property located at 317 West Main Rd., Plat 108, Lot 131.
- F. Request of the Zoning Board of Review for development plan review and recommendation on an application of Mello Realty, Inc, and New Cingular Wireless PCS, LLC AT&T mobility to install a wireless telecommunications facility, subject to the provisions of zoning ordinance Article 25 and sections 602 and 902(A), on property fronting on Coddington Highway, Plat 103, Lot 103
- G. Application of James Holmes for combined preliminary and final plan approval for a 2-lot minor subdivision of land. Property fronting on Mitchell's Lane, Assessor's Plat 123, Lot 6.
- H. Request of the Town Council for an advisory recommendation on a petition by Samuel's Realty, Inc. to rezone property fronting on Aquidneck Avenue from residential traffic sensitive (R-20A) to limited business traffic sensitive (LBA). The subject property is identified as Assessor's Plat 114, Lots 108 & 109.
- I. Committee appointments
 - 1. Recommend one member to serve on the Open Space & Fields Committee.
 - 2. Recommend one member to serve on the Conservation Commission.

This meeting location is accessible to the handicapped. Individuals requiring interpreter services for the hearing impaired should notify the Town Clerk's Office not less than 48 hours before this meeting.