



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 **Thursday, November 12, 2015 at 6:00pm at Middletown Town Hall – Town Council Chambers.**

AGENDA

1. **Approval of the minutes of the October 14, 2015 regular Planning Board meeting, and the special meeting of November 5, 2015.**
2. **Correspondence**
 - A. Letter to the Town Council President, copied to the Town Planner, dated October 15, 2015 from Scott Wolf, Executive Director, Grow Smart Rhode Island, regarding offer of technical assistance to promote appropriate small business activities on farms.
3. **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. **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. Application of Gary Hooks for preliminary plan approval for a 2-lot minor subdivision of land. Property located at 1249 Wapping Rd., Assessor's Plat 128, Lot 9.
 - D. Comprehensive Plan Implementation – Consideration of proposed Zoning Map amendments, and other implementation items.
 - E. Update on activities of the Aquidneck Island Planning Commission.
 - F. Update on BRAC Navy Surplus Land reuse planning process.
4. **New Business**

- A. Application of Philip & Sandra Rondina for Final Plan approval of a proposed 2-lot minor subdivision of land. Property fronting on Cordeiro Terrace, with an address of 379 Third Beach Rd., Assessor's Plat 126, Lot 60.

- B. **Public Hearing** - Request of the Zoning Board of Review pursuant to Section 305 of the Middletown Zoning Ordinance for development plan review and an advisory recommendation on an application of Aquidneck Avenue Equities, LLC to install additional parking area on property located at 850 Aquidneck Ave., Plat 114, Lot 92C. Waivers are requested from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, Section 521.

- C. Karmic, LLC - Subdivision (Plat 120, Lot 46), 6-lot subdivision, Request for extension of final plan approval.

- D. Review of sanitary sewer impact fee study and consideration of recommended fee schedule.

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.