



Town of Middletown  
Planning Department

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

NOTICE  
**TOWN OF MIDDLETOWN**  
PLANNING BOARD

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PUBLIC HEARING

PROPOSED AMENDMENTS TO THE  
MIDDLETOWN COMPREHENSIVE COMMUNITY PLAN

Wednesday, April 14, 2010

6:30 P.M.

COUNCIL CHAMBERS, TOWN HALL  
350 East Main Road

Pursuant to Rhode Island General Laws 45-22.2-8(b) and 45-22.2-12 the Middletown Planning Board will hold a public hearing in order to discuss and receive comment on proposed amendments to the Middletown Comprehensive Community Plan. The public hearing will be held during the April 14, 2010 regular monthly Planning Board meeting, which begins at 6:30pm. All interested parties are invited and encouraged to attend.

The proposal, if adopted by the Planning Board and the Town Council, will result in amendments to the Town's Comprehensive Community Plan to change the designation of an area of land fronting on West Main Road and identified as Assessor's Plat 111, Lots 8, 9, 9A, & 10 from industrial to general business/commercial. The proposal would include an amendment to Figure 7 of the Land Use Element: Future Land Use Plan, as well as amendments to the text of the Land Use Element. The proposed amendments may be viewed in the Town Planner's office at the Middletown Town Hall, 350 East Main Road, Monday-Friday, 8am-4pm.

This meeting location is accessible to the handicapped. Individuals requiring interpreter services for the hearing impaired should notify the Town Clerk's Office at 847-0009 not less than forty-eight (48) hours prior to the meeting.

Arthur S. Weber, Jr., Chairman  
Middletown Planning Board

PROPOSED AMENDMENTS TO THE MIDDLETOWN  
COMPREHENSIVE COMMUNITY PLAN

1. AMEND THE LAND USE ELEMENT TO ALLOW FOR COMMERCIAL USE in the area designated as Plat 111, Lots 8, 9, 9A & 10:

2. Figure 5-Future Land Use Plan

Amend the Future Land Use Plan to designate the subject site as "Commercial".

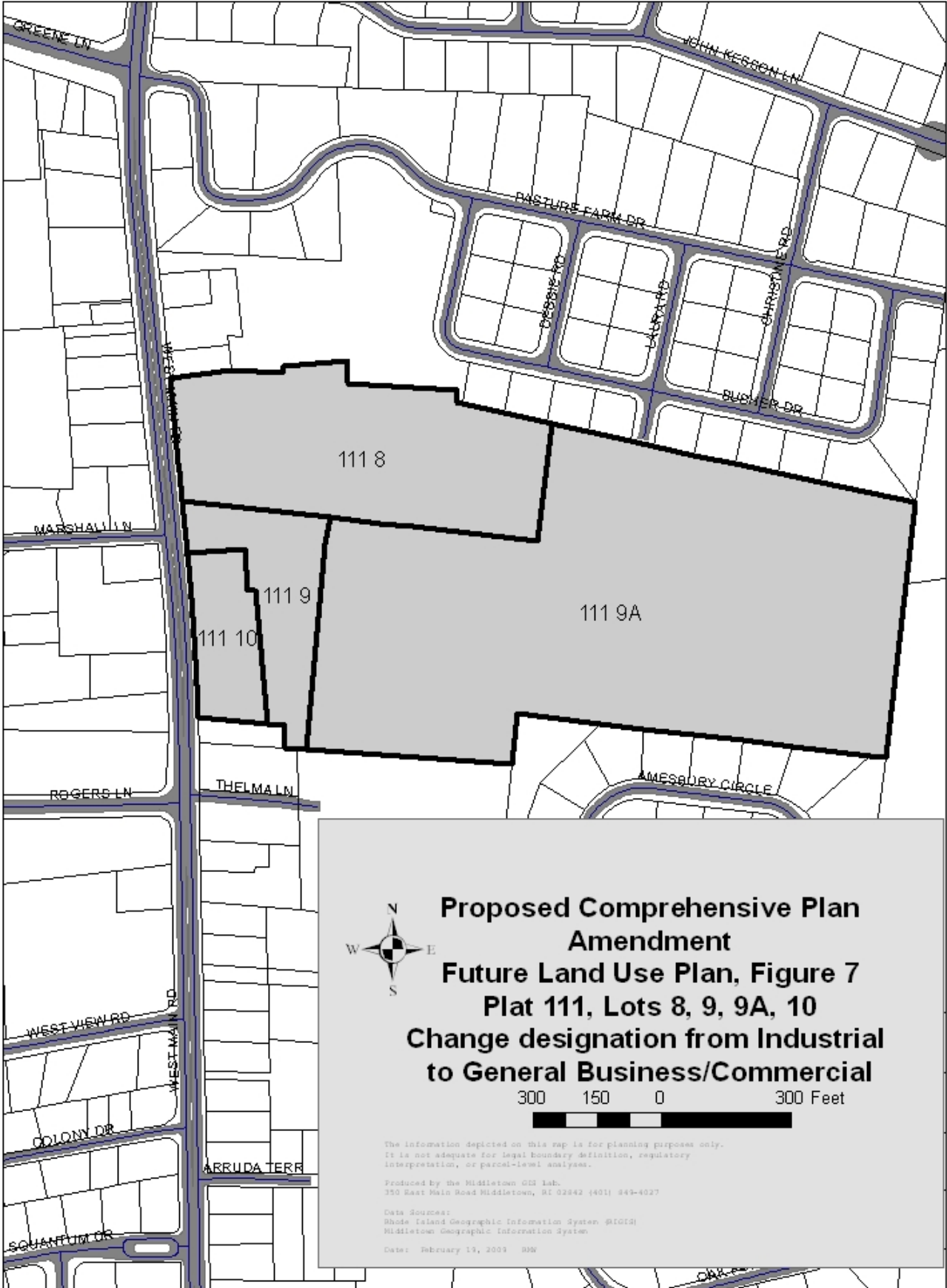
3. **INDUSTRIAL LAND USES**

Delete references to the former RIPTA property (Plat 111, Lots 8, 9, 9A & 10) at Pages IX 19 to 20.

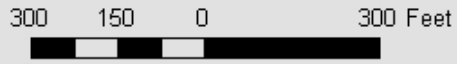
4. **COMMERCIAL LAND USES**

Add the following at Pages IX 18 to 19:

The zone change of the former RIPTA property to Light Industrial (LI) was not the product of a "Comprehensive Land Study" by the Planning Board in accordance with Section 32.49 of the Town Code. The zone change was at the request of the owner of the property. There exist uses that are more compatible with neighboring land uses. The site, mostly vacant and an eyesore, is ideally situated for a well planned market style commercial development that will improve the current condition of the site, enhance property values, broaden the tax base, and provide substantial economic benefits to the town and provide employment opportunities to the community. .



**Proposed Comprehensive Plan  
Amendment  
Future Land Use Plan, Figure 7  
Plat 111, Lots 8, 9, 9A, 10  
Change designation from Industrial  
to General Business/Commercial**



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis.

Produced by the Middletown GIS Lab.  
350 East Main Road Middletown, RI 02942 (401) 849-4027

Data Sources:  
Rhode Island Geographic Information System (RIGIS)  
Middletown Geographic Information System

Date: February 13, 2003 030