



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842
(401) 849-4027 | MiddletownRI.com

NOTICE

MIDDLETOWN PLANNING BOARD

The Middletown Planning Board will meet on **Wednesday, March 9, 2022 at 6:00pm**
Town Council Chambers
350 East Main Rd., Middletown, RI 02842

Said meeting can also be accessed by video/telephone conference call on the date and time referenced. Members of the public may view the meeting in real-time by accessing the web conference on your computer or mobile device/phone using this link:

<https://us02web.zoom.us/j/87173043703> Access by telephone call is also available by calling toll free: (888) 475-4499 (Toll Free). Meeting ID when prompted: 871 7304 3703

To view the latest plans for items on the agenda go to: <https://middletownri.com/504/Planning-Board-Meeting-Packets> or contact the Planning Dept. to schedule an appointment to view the application file.

AGENDA

1. **Approval of the minutes of the February 9, 2022 regular Planning Board meeting and the February 23, 2022 special meeting.**
2. **Correspondence**
 - A. Letter to the Planning Board dated February 1, 2022 from Nancy Newbury and other West House residents re: Proposed West House II New Construction Project
 - B. Copy of a letter to Christian Belden, Executive Director, Church Community Housing, dated February 20, 2022 from Nancy Newbury of 417 Forest Ave., Apt. 220 re: Church Community Housing's Proposed West House II
3. **Continuances**
4. **New Business**
 - A. **Public Hearing** – Request of People's Credit Union for Development Plan Review of proposed modifications to the front façade of an existing commercial building, and request for waivers from certain provisions of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 858 West Main Road, Assessor's Plat 107NE, Lots 4, 5, 6, 7, 8.
 - B. **Public Hearing** – Request of The West House Corporation for Preliminary Plan approval for an affordable housing comprehensive permit application submitted pursuant to Middletown Zoning Code, Article 17 *Low and Moderate Income Housing-Comprehensive Permit*, for expansion of an existing multifamily dwelling structure by adding 54 dwelling units, and including request for waivers from certain design

standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, Section 521. Property located at 417 Forest Avenue, Assessor's Plat 113 Lot 6.

- C. **Public Hearing** – Request of St. George's School for Development Plan Review and request for waivers from certain provisions of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land for construction of nine faculty housing units contained in three proposed dwelling structures on property located at 372 Purgatory Road, Tax Assessors Plat 121SW Lots 35A and 39.
- D. Request of David Bazarsky, Samuel's Realty Co. Inc., for concept review – Polo Center mixed-use development. Property located at 656 Aquidneck Ave., Assessor's Plat 114, Lots 108 & 109.
- E. Discuss proposed amendment to the Housing Element of the Middletown Comprehensive Community Plan. Consider scheduling a public hearing.
- F. Discussion of subdivision/land development project & development plan review application abutter notification requirements regarding rental tenants.

5. Updates

- A. Status Report on Planning Board action items.
- B. Committee reports
 - 1. Use Table/Parking Subcommittee
 - 2. Tree Commission
 - 3. Open Space and Fields Committee
 - 4. Conservation Commission
 - 5. Affordable Housing Committee
- C. Upcoming meetings:
 - 1. April 13, 2022, 6pm – Regular monthly Planning Board meeting.

All items on this agenda may be considered, discussed and voted upon. The Planning Board has adopted a policy that any applications not reached before 9pm will be continued to the next regular monthly Planning Board meeting. This meeting location is accessible to the handicapped. Individuals requiring interpreter services for the hearing impaired should notify the Town Clerk's Office at (401) 847-0009 not less than 48 hours before this meeting.