



PLANNING BOARD MINUTES
May 3, 2022
Special Meeting – Site Visits

Board members present:

Paul Croce, Chair
John Ciummo
Mike Fenton
Bill Nash
Art Weber

Ron Wolanski, Town Planner

Members absent:

Joe Pierik
BJ Owen

The Board conducted a site visit of the property that is the subject of the application listed below. The purpose of the meeting is for Planning Board members to view the subject property.

- 1. 3:00pm** – Application of Ocean State Holdings of Middletown, LLC for Development Plan Review for renovation of an existing commercial building, including request for waivers from certain design standards of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 1215 West Main Rd., Tax Assessors Plat 106, Lot 91.
 - Mr. Croce opened the meeting and reminded board members that there should be no deliberations. The purpose of the meeting is to view the property and to ask questions of the applicant for clarification purposes. There will be no public input.
 - The applicant was represented by Jon Narcessian, Hyundai of Newport, and engineer Mike Russell. Mr. Russell review the proposed site plan and building elevations.
 - Board members asked questions regarding the extent of site work, building design, and waiver requests, which the applicant addressed.
 - The applicant was advised that the Board will be seeking compliance with the Town's commercial development design standards to the extent possible.
- 2. 3:30pm** - Silveira Irrevocable Trust, Preliminary Plan application, 2-lot subdivision of land fronting on Wapping Road and located approximately 2 tenths of a mile north of the intersection of Wapping Road and Peckham Ave., Assessor's Plat 128 Lot 74 **(The Board met at 1141 Wapping Rd.)**

- Mr. Croce opened the meeting and reminded board members that there should be no deliberations. The purpose of the meeting is to view the property and to ask questions of the applicant for clarification purposes. There will be no public input.
- The applicant was represented by trustees Jim Silveira and Tom Silveira. Tom Silveira described the proposed subdivision of one building lot from a larger parcel. Access will be provided by an existing shared driveway contained in an access easement on the abutting lot.
- In response to Board member questions it was confirmed that the proposed lot will meet all dimensional requirements of the Zoning Ordinance. The lot will be served by private septic and well.
- There were no concerns expressed by Board members.

Meeting adjourned at approximately 3:45pm

Respectfully submitted:
Ron Wolanski
Town Planner

DRAFT