



PLANNING BOARD MINUTES  
July 13, 2022, 6pm  
Town Council Chambers – Town Hall  
350 East Main Road  
Middletown, RI 02842

**Board members present:**

Paul Croce, Chair  
Bill Nash, Vice Chair  
Michael Fenton, Secretary  
Art Weber  
B.J. Owen  
John Ciummo  
Joe Pierik

Ron Wolanski, Town Planner  
Peter Regan, Town Solicitor  
Anita Guo, Principal Planner

Mr. Croce called the meeting to order at 6:00pm

1. Approval of minutes
  - a. June 8, 2022 regular Planning Board meeting, **Motion** by Ms. Owen seconded by Mr. Weber to approve. **Vote:** 7-0-0
2. Correspondence
  - a. None.
3. Continuances
  - a. None.
4. **Public Hearing** - Request of Hart's Roofing & Construction on behalf of Beachside Holdings, LLC for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521 for proposed renovation of an existing commercial building located at 43 Aquidneck Ave., Assessor's Plat 116NW, Lot 29.
  - a. Scott Lyons, representing Beachside Holdings, LLC was present.
  - b. Mr. Croce stated that the matter was continued from the prior meeting for the applicant to consider an alternative to the proposed vinyl siding. He asked Mr. Lyons if he would consider an alternative.
  - c. Mr. Lyons stated that he is now proposing Hardie Plank siding.
  - d. Board members indicated their support for the change.

- e. **Motion** by Mr. Weber, seconded by Mr. Ciummo, to grant the waiver from Section 521.2.C.1 of the subdivision and land development regulations to allow use of non-traditional exterior building materials, subject to the condition that the approved siding material is Hardie Plank or similar cement fiber board siding. **Vote:** 7-0-0.
5. **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 a wellness center addition to the existing fieldhouse building on property located at 372 Purgatory Road, Tax Assessors Plat 121SW Lot 39.
- a. **Motion** by Ms. Owen, seconded by Mr. Weber, to open the public hearing. **Vote:** 7-0-0.
  - b. The applicant was represented by St. George's athletic director Bob Pipe, engineer Jon Stabach, and architect Rob Douglas.
  - c. Mr. Pipe described the need for the project.
  - d. Mr. Stabach reviewed the proposed site plans, focusing on grading and stormwater management.
  - e. Mr. Douglas reviewed the proposed building design. There was discussion of the requested waivers from the town's commercial development design standards. He noted that the project will not be visible from any public street.
  - f. Mr. Weber expressed concern that the proposed building addition will not comply with the design standards.
  - g. Mr. Nash stated that he was not concerned about the design since it will not be visible to the general public. He noted that compliance with fire code requirements will be addressed at building permit stage.
  - h. Other members also indicated that the building design was not a significant concern due to its lack of visibility.
  - i. Mr. Pierik asked about the location of HVAC equipment, which the applicant indicated would be within the building or on the ground and screened from view.
  - j. There was discussion of two large trees that were recently removed in the project area. The applicant indicated that an attempt was made to save the trees but due to concern for the condition of the trees and impact on the project they were removed. New trees will be planted in the area.
  - k. Mr. Croce opened the floor for public input. There being no members of the public wishing to speak, **motion** by Mr. Nash, seconded by Mr. Ciummo, to close the public hearing. **Vote:** 7-0-0.
  - l. **Motion** by Mr. Nash, seconded by Ms. Owen, to make the required findings and to approve the application with the requested waivers listed below and subject to one condition of approval. **Vote:** 6-1-0, with Mr. Weber voting in opposition.

Condition of approval:

1. Prior to issuance of building permits, necessary maintenance on the existing stormwater management system shall be performed, subject to the approval of the Town Engineer.

Waivers granted:

1. 521.1.E.3 Trash receptacles shall be appropriately sized and located. Trash receptacles shall have decorative designs compatible with the overall design theme for the development. Outdoor trash receptacles are not proposed as part of this project.
  2. 521.2.B.2 Where consistent with building design, true or simulated divided light windows. Proposed windows are not true or simulated divided light.
  3. 521.2.C Building exteriors and roofs constructed of traditional materials such as wooden clapboards, shingles, patterned shingles, brick or stone (synthetic materials require Planning Board approval). Concrete block, CMU veneer, and sheet metal facia are proposed exterior building/siding materials.
  4. 521.2.D Traditional roof form (hip, gambrel, gable) with min. 4:12 pitch. The design does not meet this requirement.
6. Silveira Irrevocable Trust, Request for Final Plan approval for a 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.
- a. The applicant was represented by engineer Josh Morrow, who described the plan. As part of the Final Plan submission, a plan showing the boundary of the entire subject property was provided.
  - b. Board members indicated that they were satisfied with the materials provided.
  - c. **Motion** by Mr. Nash, seconded by Mr. Ciummo, to make the required findings and to grant Final Plan approval subject to the following condition:
    - i. Adequate vehicular access, subject to Fire Department approval, shall be confirmed prior to issuance of permits for development of the new building lot
  - d. **Vote: 7-0-0.**
7. Request of Peter Gallipeau, developer of the Saltwood Farm subdivision, for extension of Planning Board approval of subdivision phases 3 & 4, and for the Planning Board to set the amount of performance security for phases 3 & 4. Property identified as Assessor's Plan 126, Lot 4.
- a. Mr. Wolanski described the applicant's requests. He stated that the Town Engineer has provided his approved cost estimate to complete remaining work on phase 4 of \$76,000. In accordance with the subdivision regulations, the performance security must equal at least 125% of this amount, or \$95,000. The Town Engineer is recommending against setting the amount for performance security for phase 3 at this time.
  - b. **Motion** by Mr. Weber, seconded by Ms. Owen to approve an extension of the approval for phases 3 & 4 until January 31, 2023. **Vote: 7-0-0.**
  - c. **Motion** by Mr. Weber, seconded by Ms. Owen to approve the Town Engineer's cost estimate to complete phase 4 work and set the amount of performance security at \$95,000. **Vote: 7-0-0.**
8. Updates
- a. Status Report on Planning Board Action Items.
    - i. Mr. Croce asked Mr. Wolanski to provide an update on the implementation of action items from the Crossman full-build impact study for the August meeting.

b. Committee reports

- i. Use Table Subcommittee – Mr. Nash stated that with the appointment of the new Principal Planner, the subcommittee will resume meeting. Mr. Wolanski was asked to poll the members to select a meeting date.
  - ii. Tree Commission – Ms. Owen stated that the commission is currently focusing on its annual tree planting program.
  - iii. Open Space and Fields Committee – Mr. Fenton stated that the committee is currently focusing on looking at options to provide bike paths in town. He noted that there might be a private funder interested in assisting with the project.
  - iv. Conservation Commission – Mr. Pierik stated that the commission is discussing options for providing better feedback on development applications. Mr. Wolanski stated that he and the commission chairman have discussed having Preliminary Plan applications, in addition to Master Plan, provided to the Conservation Commission for review and comments.
  - v. Affordable Housing Committees – Mr. Weber stated that there is a focus on senior housing. He noted other projects being pursued by private developers, including Rosebrook Commons. Mr. Wolanski stated that the Preliminary Plan for Rosebrook Commons will be considered during a special Planning Board meeting that has yet to be scheduled.
- c. Mr. Nash offered to coordinate a presentation regarding the benefits of residential fire sprinklers. The Board agreed that such a presentation would be valuable. Mr. Nash and Mr. Wolanski will work on scheduling, possibly during a special meeting of the Board.

Motion by Mr. Nash, seconded by Mr. Weber to adjourn. Vote: 7-0-0

Meeting adjourned at approximately 6:50pm.

Respectfully submitted,

Mike Fenton, Secretary