



PLANNING BOARD MINUTES
August 4, 2022
Special Meeting – Site Visit

Board members present:

Paul Croce, Chair
Bill Nash
Mike Fenton
Art Weber

Ron Wolanski, Town Planner
Anita Guo, Principal Planner

Members absent:

John Ciummo
Joe Pierik
BJ Owen

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

- 3:00pm** – Application of Aquidneck Group LLC for Development Plan Review for construction of a new commercial building and associated site alterations on an existing commercial property, and 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 99 East Main Rd., Tax Assessors Plat 107SE, Lot 106.
 - 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 Crosspoint representative Kerry McCormack.
 - Mr. McCormack reviewed the proposed site plan, focusing on proposed site work and design.
 - Board members asked questions regarding the building materials, landscaping, layout of drive thrus, parking lot renovations, and traffic flow, which the applicant's representative addressed.
- 3:30pm** – Request of Hoppin House, LLC for Preliminary Plan approval of a 3-lot minor subdivision. Property located at 120 Miantonomi Ave. Assessor's Plat 108SE, Lot 57.
 - 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 attorney Bob Silva, owner Ben Cirrelli, and architect John Grosvenor.
- Mr. Grosvenor and the owner introduced the location, house, and its historic significance. Mr. Grosvenor and Mr. Silva reviewed the subdivision plan and noted that the proposed lots will meet all the dimensional requirements of the Zoning Ordinance. The existing structure on the property is intended to continue as a bed and breakfast.
- Board members asked questions regarding future development plans, placement of driveways, and preservation of existing trees, which the applicant's representatives addressed.

Meeting adjourned by consensus at approximately 3:45pm

Respectfully submitted:
Anita Guo
Principal Planner

DRAFT