



**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, November 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/88265537000>

Access by telephone call is also available by calling toll free: (888) 475-4499 (Toll Free).

Meeting ID when prompted: 882 6553 7000

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 October 12, 2022 regular Planning Board meeting, and the special meetings of October 11, 2022 and October 13, 2022.**
2. **Correspondence**
  - A. Memo of the Town Planner dated October 20, 2022, re: Administrative Subdivision – Beverly Peirson, property located at 189 Paradise Ave., Plat 120, Lots 63 & 64
3. **Continuances**
4. **Old Business**
  - A. Review subcommittee recommended revisions to the proposed amendments to zoning ordinances Article 13 – Off-street Parking and Loading. Provide recommendation to the Town Council.
5. **New Business**
  - A. **Public Hearing** - Application of GRJ Middletown, LLC for Development Plan Review for a project that includes demolition of a portion of an existing mixed commercial building and associated site work, and including requests for waivers from certain provisions of the commercial development design standards contained in Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 425 East Main Road, Assessor's Plat 113, Lot 26.
  - B. **Public Hearing** - Application of GR Middletown Land, LLC for Development Plan Review for a proposed carwash commercial development including requests for waivers from certain provisions of the commercial development design standards

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contained in Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 991 and 995 West Main Rd., Assessor's Plat 106, Lots 115 and 116.

- C. Request of the Town Council for review and recommendation on a request of Paul Thibeault, 34 Namquid Drive, Plat 105, Lot 175, for abandonment of a portion of Northam Lane, an unimproved right-of-way.
- D. Consider establishment of a sustainability subcommittee.

## **6. Updates**

- A. Status Report on Planning Board action items.
- B. Committee reports
  - 1. Use Table Subcommittee
  - 2. Tree Commission
  - 3. Open Space and Fields Committee
  - 4. Conservation Commission
  - 5. Affordable Housing Committee
  - 6. Citizens Advisory Committee
  - 7. Inclusionary Zoning Subcommittee
- C. Upcoming meetings:

- 1. December 14, 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.