



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, December 14, 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 November 9, 2022 regular Planning Board meeting, and the special meeting of November 29, 2022.

2. Correspondence

3. Continuances

4. Old Business

A. **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 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.

B. 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.

C. Review of draft zoning ordinance amendments to implement inclusionary zoning for affordable housing. Consider recommendation to the Town Council.

5. New Business

- A. Development Plan Review application of Olin Gambrell to allow demolition of a portion of the front façade of an existing commercial building. Property located at 1132 Aquidneck Ave., Plat 113, Lot 71A.
- B. Application of Robert Reed, Jr. & Jonna Reed for Preliminary Plan approval of a 2-lot minor subdivision of land. Property located at 74 Honeyman Ave., Plat 114, Lot 503.
- C. Review of proposed amendments to Middletown Zoning Ordinance, Article 16 – Accessory Family Dwelling Units, to bring it into conformance with current state law. Provide recommendation to the Town Council.

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. January 11, 2023, 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.