



Town of Middletown Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

PLANNING BOARD MINUTES February 10, 2021

In accordance with Executive Order 20-46, issued by Governor Raimondo, this meeting was conducted as a web and telephone conference.

Board members present:

Paul Croce, Chair

Bill Nash, Vice Chair

Michael Fenton, Secretary

Joe Pierik

B.J. Owen

John Ciummo

Art Weber

Ron Wolanski, Town Planner

Peter Regan, Town Solicitor

Rita Lavoie, Principal Planner

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

1. Approval of the minutes of the January 13, 2021 regular meeting.

A. Motion to accept minutes of by Ms. Owen, seconded by Mr. Weber

B. Vote: 7-0-0

2. Correspondence

A. Email from Nancy Manning dated January 20, 2021 regarding the application of Jack Gullison for Development Plan Review.

B. Motion to receive by Mr. Weber, seconded by Mr. Nash

C. Vote: 7-0-0

3. Continuances

A. Public Hearing - Application of Jack Gullison for Development Plan Review, including request for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521, for construction of a new commercial building, to include an 18-room hotel with a restaurant, and associated site work located on property identified as 59 Aquidneck Ave., Assessor's Plat 115SE, Lot 169.

1. Technical Review Committee has begun review of updated plans but has not finished the review

2. **Motion** to continue to March 10, 2021 by Mr. Nash, seconded by Mr. Weber

3. **Vote:** 7-0-0

B. Public Hearing - Request of James Paradise, owner of property at 170 Aquidneck Ave. Plat 115SE, Lots 145, 146, 147 for waiver of Development Plan Review pursuant to Section 908 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land.

1. Continuance requested by the attorney for the applicant
2. **Motion** to continue to March 10, 2021 by Mr. Nash seconded by Ms. Owen
3. **Vote:** 7-0-0

C. Public Hearing - Application of GD Middletown West Main I, LLC for Development Plan Review, including request for waiver from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521, and recommendation to the Zoning Board of Review regarding special use permit application for development in Zone 1 of the Watershed Protection District, to allow construction of a ground-mounted solar photovoltaic installation on a property located at 1747 West Main Road, Plat 111 Lot 9A.

1. Technical Review Committee conducting review, not yet complete
2. **Motion** to continue to March 10, 2021 by Mr. Nash, seconded by Ms. Owen
3. **Vote:** 7-0-0

D. Request of Peter Gallipeau, Saltwood Farm Development LLC, for waiver from provisions of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, Section 703.8 - Partial Release of Security, which require binder course of pavement to be installed prior to reduction of performance security for Phase 2 of the Saltwood Farm subdivision

E. Request of Peter Gallipeau, Saltwood Farm Development LLC, for reduction of performance security held by the Town for Phase 2 of the Saltwood Farm subdivision.

1. Applicant requested a continuance, vote was taken for both agenda items together
2. **Motion** to continue to March 10, 2021 by Mr. Nash, seconded by Ms. Owen
3. There was discussion on the planning board taking action on the item. It was suggested that the applicant be informed of the board's wish that applicant withdraw request
4. Motion amended by Mr. Nash, seconded by Ms. Owen to include notice to the applicant that the board wishes to resolve the items by the next meeting.
5. **Vote:** 7-0-0

4. New Business

A. Public Hearing – Request of Newport Realty, Inc., owner of property at 1037 Aquidneck Ave., Plat 113, Lot 202 for waiver from certain design requirements of Section 521 of the Middletown Rules & Regulations Regarding the Subdivision &

Development of Land to allow renovation of an existing commercial building using synthetic exterior building materials.

1. **Motion** to open the public hearing by Mr. Ciummo seconded by Mr. Weber
 2. **Vote:** 7-0-0
 3. Discussion on proposed development plan review proposed regulation changes under consideration by the Town Council
 4. Mr. David Martland, attorney for the applicant, presented the redevelopment plans for a food market and restaurant
 5. Mr. Matthew McGeorge, architect for the applicant, spoke of replacing the existing siding he noted cast stone, synthetic trim
 6. Mr. Fenton asked about the proposed patio area
 7. Discussion on patio materials and landscaping, roof materials, New England style design, roof top equipment
 8. Members of the public were invited to speak
 9. Ms. Laurel Thayer of 12 Columbia Road asked about the rear of the building.
 10. Mr. McGeorge and Mr. Martland explained that the rear of the property is outside of the scope of work and there are no proposed changes. Ms. Thayer spoke favorably of the proposed project.
 11. **Motion** to close the public hearing by Ms. Owen, seconded by Mr. Nash
 12. **Vote:** 7-0-0
 13. **Motion** to grant waiver in accordance with Planner's memo and findings by Mr. Nash, seconded by Ms. Owen
 14. **Vote:** 7-0-0
- B.** Receive draft proposed zoning ordinance amendment regarding marijuana related businesses and schedule a public workshop meeting to present the draft and accept public comment.
1. Mr. Ciummo, subcommittee chair announced the February 24, 2021 public workshop meeting
 2. Mr. Wolanski noted public advertising and social media announcements.

5. Updates

- A.** Status Report on Planning Board action items.
1. Mr. Weber recognized the movement on the West Side development
 2. Mr. Fenton asked about building height definition
 3. Mr. Croce asked about application fees
- B.** Update on BRAC Navy Surplus Land reuse planning process.
1. No update
- C.** Committee reports

1. Use Table Subcommittee
 - Mr. Nash: On hold
2. Marijuana regulation subcommittee
 - Mr. Ciummo: Upcoming meeting February 24, 2021
3. Buildout study recommendations subcommittee
 - Mr. Pierik: To come before the full board at the March 10 meeting, providing a memo and achievable priority list
4. Tree Commission
 - Ms. Owen: Work on new path in the Valley
5. Open Space and Fields Committee
 - Mr. Fenton: Grants, Earthday
6. Conservation Commission
 - Mr. Pierik: meeting cancelled
7. Aquidneck Island Planning Commission
 - Mr. Weber: no updates

D. Upcoming meetings:

1. March 10, 2021, 6pm – Regular monthly Planning Board meeting.
2. February 24, 2021 6pm – Marijuana Zoning Public Workshop
3. Notes on upcoming workshops for planning board members
4. Discussion on electronic packets
5. Mr. Croce acknowledge that he is up for reappointment and thanked his board members, members of the public, and staff support

Motion to adjourn by Mr. Ciummo, seconded by Ms. Owen

Vote: 7-0-0

Meeting adjourned at approximately 6:50pm

Respectfully submitted:

Mike Fenton, Secretary