



**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, March 8, 2023 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. **Election of Officers**
2. **Approval of the minutes of the January 11, 2023 regular Planning Board meeting, and the special meetings of January 3, February 2, and February 21, 2023.**
3. **Correspondence**
  - A. Town Planner memo dated January 5, 2023 re: Campos 5-lot subdivision Final Plan approval.
  - B. Town Planner memo dated January 9, 2023 re: Rosebrook Commons comprehensive permit for a major land development project Final Plan approval.
  - C. Town Planner memo dated January 24, 2023 re: Town Council request for short-term rentals research.
  - D. Email communication of Gregory Huet dated January 11, 2023 regarding proposed Valley Rd. medical building.
  - E. Email communication of Robert J. Sylvia dated January 25, 2023 regarding request for continuance of public hearing on Valley Rd. self-storage application.
  - F. Email communication of Walter Snider dated January 26, 2023 regarding proposed Johnnycake Rd. wholesale commercial building.
  - G. Memo communication of Lynette and Trey Snider dated February 6, 2023 regarding proposed Johnnycake Rd. wholesale commercial building.

#### 4. Continuances

#### 5. Old Business

- A. **Public Hearing** – Application of Bucci Development Inc. for Development Plan Review for a proposed medical office building and associated site work, including requested waivers from certain design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located on Valley Rd. approximately ¼ mile north of the intersection of Valley Rd. and East Main Rd., Tax Assessor's Plat 107NE, Lot 402B **(This item is expected to be continued to the April 12, 2023 Planning Board meeting.)**
- B. Review subcommittee recommendations for proposed amendments to the zoning use table, Zoning Ordinance Section 602, and related amendments to sections 703, 722, and 728, and Article 13.
- C. Review and discuss information compiled by Planning Dept. staff regarding examples of regulatory approaches for short-term rentals and impact of short-term rentals on housing stock for year-round residents.

#### 6. New Business

- A. **Public Hearing** - Review and recommendation to the Planning Board – Application of Sisphus Holdings LLC for Development Plan Review for construction of a warehouse/office with storage, including parking, utilities, and associated site work, and including requests for waivers from certain design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 165 Oliphant Lane, Tax Assessors Plat 111, Lot 61A.
- B. **Public Hearing** – Application of GG Properties, LLC for Development Plan Review for construction of a 15,000 sq. ft. wholesale commercial use building, with associated parking, office space, landscaping, stormwater management, utilities, and associated site work, and including requests for waivers from certain design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located on 72 Johnnycake Hill Road, Assessor's Plat 114, Lot 601.
- C. **Public Hearing** – Application of Reed Development Corp. for Development Plan Review for construction of a 4-story, 17,000 sq. ft. footprint self-storage facility, with associated parking, office space, landscaping, stormwater management, and utilities, and including requests for waivers from certain design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located on Valley Road approximately 0.2 miles south of the intersection with East Main Rd., Assessor's Plat 107SE, Lot 403.
- D. **Public Hearing** – Application for Development Plan Review by GR Middletown Land LLC 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 Road, Assessor's Plat 106, Lots 115 and 116 and access driveways over a portion of property owned by Middletown Associates located at 969 West Main Road, Assessor's Plat 106, Lot 142 pursuant to deeded rights of access.
- E. Review and recommendation to the Town Council on proposed amendments to the Middletown Zoning Ordinance, Town Code Chapter 152, Section 727 – Marijuana Relate Uses.

## 7. Updates

- A. Status Report on Planning Board action items.
- B. Committee reports
  - 1. Appointment of Planning Board member to serve on the Conservation Commission
  - 2. Use Table Subcommittee
  - 3. Tree Commission
  - 4. Open Space and Fields Committee
  - 5. Conservation Commission
  - 6. Affordable Housing Committee
  - 7. Citizens Advisory Committee
- C. Upcoming meetings:
  - 1. March 14, 2023, 6pm – Special Public Workshop meeting regarding inclusionary zoning and accessory dwelling units.
  - 2. April 12, 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.