



**MIDDLETOWN**  
Rhode Island

## PLANNING DEPARTMENT

**TOWN OF MIDDLETOWN**

350 East Main Road, Middletown, RI 02842  
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### PLANNING BOARD MINUTES Special Meeting – Site Visits March 28, 2023

**Board members present:**

Paul Croce, Chair  
Bill Nash  
Mike Fenton  
Art Weber  
Leon Amarant

**Also present:**

Ron Wolanski, Town Planner

**Members absent:**

John Ciummo  
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.

- 3:15pm.** Application of Bank Newport for Development Plan Review for demolition of an existing building and 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 528 West Main Rd., Tax Assessors Plat 107SW, Lot 142.
  - 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 Girard Galvin, engineer Mike Russell, and a BankNewport representative.
  - Mr. Galvin and Mr. Russell reviewed the project plans. The new building will be located within the footprint of the existing bank building, which will be demolished.
  - Board members asked questions regarding the scope of the project which the applicant addressed. There was discussion of requests for waivers for design requirements.

2. **3:40pm.** Application of St. George's School for Development Plan Review for construction of a 2,800 sq.ft. three-story addition to an existing dormitory building and associated site alterations on an existing developed 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 372 Purgatory Rd., Tax Assessors Plat 121SW, Lot 39.
  - 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 George Staples and engineer Jon Stabach.
  - Mr. Staples described the project in context with other previous and planned improvements on the campus.
  - Board members asked questions about proposed landscaping and stormwater management which the applicant and engineer addressed.
3. **3:55pm.** Request of the Town Council for review and recommendation on a request of Tucker Holmes and Amanda McKelvey, owners of property at 161 Briarwood Ave., Plat 116NE, Lot 52, for abandonment of a portion of St. Georges Ave., an unimproved right-of-way
  - 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, Mr. Holmes, was present, as well as his attorney David Martland.
  - Mr. Holmes described the abandonment request, including the ongoing use of the subject right-of-way by abutting property owners. The Town has no use for the right-of-way. He would be willing to take ownership of the entire right-of-way if other abutting property owners are not interested.
  - Mr. Wolanski and Mr. Martland described the abandonment process. The Town Council will determine how to distribute the land if abandonment is approved. The Planning Board will focus on the potential future public use of the right-of-way. The Roads and Utilities Advisory Committee will evaluate any impact on public utilities.

*Meeting adjourned by consensus at approximately 4:10pm.*

Respectfully submitted,  
Ron Wolanski  
Town Planner