



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, April 12, 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. Approval of the minutes of the March 8, 2023 regular Planning Board meeting, and the special meetings of March 28, 2023 and April 6, 2023.

2. Correspondence

A. Memo from the Town Planner dated March 23, 2023 re: Administrative Subdivision – GR Middletown Land, LLC. Property located at 991 & 995 West Main Re., Plat 106, Lots 115 & 116.

B. Memo from the Town Planner dated March 23, 2023 re: Administrative Subdivision – Joseph Lopes & Daniel Ashworth. Property located at 345 & 327 Mitchell's Lane, Plat 123, Lots 8 & 9.

3. Continuances

4. 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 May 10, 2023 regular Planning Board meeting.)**

B. **Public Hearing** - Application of Sisyphus Holdings LLC for Development Plan Review for construction of a warehouse/office with storage, including parking,

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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.

- C. 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.
- D. 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.
- 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.
- F. Update on the processes for Planning Board recommendations to the Zoning Board of Review, and for appeals of Planning Board decisions to the Zoning Board of Review.

5. New Business

- A. **Public Hearing** – 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.
- B. Request of Ocean State Holdings of Middletown, LLC (Hyundai of Newport) for approval of a revised landscape plan associated with a previously approved Development Plan Review application, including relocation of a stone wall on property located at 1215 West Main Road, Tax Assessors Plat 106, Lot 91.
- C. **Public Hearing** – 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.
- D. 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.
- E. Request of YMCA of Newport County for approval of a revised landscape plan associated with a previously approved Development Plan Review application. Property located at 792 Valley Road, Tax Assessors Plat 115, Lot 1.

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

C. Upcoming meetings:

1. May 10, 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.