



**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, May 10, 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 April 12, 2023 regular Planning Board meeting, and the special meetings of April 26, 2023 and May 1, 2023.**
2. **Correspondence**
  - A. Memo of the Town Planner dated April 20, 2023 re: approval of administrative subdivision – Stephen Faria, 595 Aquidneck Ave., Plat 114, Lots 216 & 217
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.
  - B. 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.
  - C. Continued discussion of 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** - Request of John Clarke Retirement Center for waiver provisions of section 521 Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land to allow use of vinyl siding on a building located at 600 Valley Rd., Plat 114, Lot 248A.
- B. Application of Robert Reed, Jr. & Jonna Reed for Final Plan approval of a 2-lot minor subdivision of land. Property located at 74 Honeyman Ave., Plat 114, Lot 503.
- C. **Public Hearing** - Application of Jason Gold for Development Plan Review for construction of a retail/office building, including parking, utilities, and associated site work, and including requests for waivers from certain provisions of the commercial development design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 48 Valley Rd., Tax Assessors Plat 107SE, Lot 103B.

## 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. June 14, 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.