



PLANNING BOARD MINUTES
Special Meeting – Public Workshop
May 24, 2023, 6pm
Town Council Chambers – Town Hall
350 East Main Road
Middletown, RI 02842

Board members present:

Paul Croce, Chair
Bill Nash, Vice Chair
Michael Fenton, Secretary
Art Weber
John Ciummo

Also present:

Ron Wolanski, Town Planner
Michael Monti, Assistant Town Solicitor
Anita Guo, Principal Planner

Members absent:

BJ Owen
Leon Amarant

Mr. Croce called the meeting to order at 6:08pm

1. Presentation and public input on draft amendments to the Middletown Code of Ordinances, Chapter 152, Zoning Code, regarding cannabis-related uses.
 - a. Mr. Wolanski shared that the Town voted in 2022 to allow retail sale of recreational marijuana and other uses; thus subsequently, the Town Council requested a draft zoning regulation. The Planning Board will not take action tonight but will take public input.
 - b. Mr. Wolanski provided a presentation of the proposed amendments to the Zoning Code Section 727 regarding cannabis-related uses. He spoke about the proposed zoning regulations for cannabis laboratory, product manufacturer, cultivation center, compassion centers, and cannabis retailers. He noted that the uses still require a special use permit. He shared that the draft includes amendments to the Use Table and those changes will be incorporated in the proposed Use Table draft amendments.
 - c. Mr. Weber asked about tax revenue. Mr. Monti noted that since the Town opted to allow retail use, the Town will still reap tax revenue benefits even if no retail store is in Town.
 - d. Mr. Nash arrived at 6:24pm.
 - e. Mr. Weber spoke about consistency with the comprehensive plan.

- f. Mr. Croce opened the floor for public input.
- g. Lori Verderosa of 426 Third Beach Road, asked about the setbacks. Mr. Monti cited State Law specified that it cannot be within 500 feet of a school. Mr. Wolanski also talked about how the ordinance cannot be overly restrictive. Ms. Verderosa then asked about what happens if a residential home is built in one of the allowed areas. Mr. Monti stated that after a residential use has been built, the proposed cannabis-related use still must meet the greater than 100 feet setback from residential use requirement. Ms. Verderosa asked about the allowed area in the Office Park district which Mr. Wolanski addressed by referencing the map provided in the ordinance.
- h. No other members of the public wished to speak.

Motion by Mr. Ciummo, seconded by Mr. Nash to adjourn. **Vote:** 5-0-0

Meeting adjourned at approximately 6:35pm.

Respectfully submitted,
Mike Fenton, Secretary

DRAFT