



**MIDDLETOWN**  
Rhode Island

## PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842  
(401) 849-4027 | [MiddletownRI.com](http://MiddletownRI.com)

### NOTICE

#### MIDDLETOWN PLANNING BOARD

The Middletown Planning Board will meet on **Wednesday, June 14, 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 and participate in 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 and other materials 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 May 10, 2023 regular Planning Board meeting, and the special meeting of May 24, 2023.**
2. **Correspondence**
  - A. Memo of the Town Planner dated May 17, 2023 re: approval of administrative subdivision – Parsonage Property, LLC & Middletown Holdings, LLC, property fronting on Howland Ave., Plat 129, Lots 61 & 700
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. 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.

- C. Discuss and provide recommendation to the Town Council on draft amendments to the Middletown Zoning Ordinance, Chapter 152, to create a new section to implement inclusionary zoning for affordable housing.
- D. Discuss and provide recommendation to the Town Council on proposed amendments to Section 727 of the Zoning Ordinance regarding cannabis-related uses.

## 5. New Business

- A. **Public Hearing** - Application of Newport County YMCA for Development Plan Review for the renovation and 4,900+/- sq. ft. expansion of existing daycare facility, including parking, circulation, landscaping, 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 792 Valley Rd., Tax Assessor's Plat 115, Lot 1.
- B. Review of proposed Community Development Block Grant (CDBG) application for consistency with the Middletown Comprehensive Community Plan.
- C. Review and recommendation to the Town Council on draft fertilizer and pesticide control regulations, proposed amendment to Town Code Chapter 153- Stormwater Management, Section 153.80.

## 6. Updates

- A. Status Report on Planning Board action items.
- B. Committee reports
  - 1. Tree Commission
  - 2. Open Space and Fields Committee
  - 3. Conservation Commission
  - 4. Affordable Housing Committee
- C. Upcoming meetings:
  - 1. July 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.