



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, July 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 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 June 14, 2023 regular Planning Board meeting, and the special meeting of June 5, 2023.**
2. **Correspondence**
 - A. Memorandum from the Town Planner dated June 8, 2023 re: Administrative Subdivision approval – Timothy E. Pafik, property located at 372 Indian Ave., Plat 129, Lots 65A & 65B
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 recommendation to the Town Council on draft fertilizer and pesticide control regulations, proposed amendment to Town Code Chapter 153- Stormwater Management, Section 153.80.

- 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.

5. New Business

- A. **Public Hearing** – Application of Cardinal 159 LLC (IHOP) for Development Plan Review for 1,300+/- sq. ft. expansion of existing restaurant building, 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 159 West Main Rd., Tax Assessor's Plat 108, Lot 45.
- B. Request of Peter Gallipeau, developer of the Saltwood Farm subdivision, Bailey Ave., Plat 126, Lot 4, for extension of the time to record the approved plans for subdivision phase 3 to January 31, 2024.
- C. Discuss zoning ordinance and subdivision regulations amendments and other action needed in response to legislation passed during the RI General Assembly's 2023 session.

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. August 3, 2023, 6pm – Planning Board Public Workshop – Zoning Ordinance Use Table Amendments
 - 2. August 9, 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.