



PLANNING BOARD MINUTES
Regular Meeting
August 9, 2023, 6pm
Town Council Chambers – Town Hall
350 East Main Road
Middletown, RI 02842

Board members present:

Bill Nash, Vice Chair
Michael Fenton, Secretary
Art Weber
B.J. Owen
John Ciummo
Leon Amarant

Also present:

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

Member absent:

Paul Croce, Chair

Mr. Nash called the meeting to order at 6:00pm

1. Approval of minutes

- a. July 12, 2023 regular Planning Board meeting
- b. July 10, 2023 special Planning Board meeting
- c. July 20, 2023 special Planning Board meeting
- d. August 3, 2023 special Planning Board meeting
- e. **Motion** by Mr. Weber, seconded by Ms. Owen to approve all of the minutes. **Vote:** 5-0-0.

Mr. Amarant arrived at 6:01pm.

2. Correspondence

- a. None

3. Continuances

- a. None

4. **Old Business**

- a. Discuss zoning ordinances and subdivision regulations amendments and other action needed in response to legislation passed during the RI General Assembly's 2023 session.
 - i. Mr. Monti presented an overview of the legislation passed in the 2023 RI General Assembly session and land use regulation amendments.
 - ii. There was discussion about substandard lots, special use permits, comprehensive plan changes, new subdivision and development plan review processes, adaptive reuse projects, comprehensive permit review changes, public hearing notice requirements, appeals to the Superior Court, inclusionary zoning changes, and accessory dwelling units.
 - iii. Mr. Wolanski shared that this item will be on the Planning Board agenda monthly to provide progress updates to the Board.
- b. 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.
 - i. Mr. Wolanski shared that inclusionary zoning is discretionary and the draft will have to comply with new state legislation.

5. **New Business**

- a. None

6. **Updates**

- a. Status Report on Planning Board Action Items.
 - i. Mr. Nash spoke about the draft Use Table amendments which was forwarded to the Town Council for consideration.
- b. Committee reports
 - i. Comprehensive Plan Update Committee – Mr. Wolanski shared that the first committee meeting is being scheduled.
 - ii. Tree Commission – No updates.
 - iii. Open Space and Fields Committee – Mr. Fenton shared that the Open Space and Fields Committee was planning a joint meeting with other committees to discuss ideas for the comprehensive plan.
 - iv. Conservation Commission – Mr. Amarant shared a meeting is scheduled for next week.
 - v. Affordable Housing Committee – Mr. Weber shared there were discussions about ongoing affordable housing projects.
- c. Upcoming meetings:
 - i. September 13, 2023, 6pm – Regular monthly Planning Board meeting.

Motion by Ms. Owen, seconded by Mr. Ciummo to adjourn. **Vote:** 6-0-0

Meeting adjourned at approximately 7:20pm.

Respectfully submitted,
Mike Fenton, Secretary

DRAFT