



PLANNING BOARD MINUTES
Special Meeting
September 27, 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
B.J. Owen
John Ciummo
Leon Amarant

Also present:

Ron Wolanski, Town Planner
Anita Guo, Principal Planner

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

1. Discuss and provide recommendation to the Town Council on zoning ordinance and subdivision regulations amendments and other action needed in response to legislation passed during the RI General Assembly's 2023 session, including proposed amendments to the Middletown Zoning Ordinance, Town Code Chapter 152, to revise use subject to, and criteria for granting special use permits.
 - a. Mr. Wolanski shared a proposed action plan for the Town to address the bills passed during the RI General Assembly's 2023 session and the proposed timeline based on priority level. Mr. Wolanski noted the two priority items being the special use permits and adaptive reuse.
 - b. There was discussion about the amendments to the zoning ordinance per §1032A including special use permit criteria, nonconforming lots, and modification permits. There was discussion about residential development and conformity with state law.
 - c. A draft use table was presented resulting from the survey polls which reduced the number of uses that require special use permits. Draft criteria for each use category was also presented. There was discussion about the suggested criteria for each use category. The Board went over each use and provided feedback and changes.
 - d. Mr. Wolanski shared that the adaptive reuse amendments are based on language in the State Law.

- e. The Board requested the Town Solicitor to review the proposed amendments for conformity with the State Law and to continue the discussion during the next Planning Board meeting. A public hearing and/or workshop is proposed for October 25, 2023.

Motion by Mr. Nash, seconded by Ms. Owen to adjourn. **Vote:** 7-0-0

Meeting adjourned at approximately 8:40pm.

Respectfully submitted,
Mike Fenton, Secretary

DRAFT