



**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, November 8, 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 October 11, 2023 regular Planning Board meeting and the special meetings of October 25, and November 3, 2023.**

**2. Correspondence**

- A. Memo from the Town Planner dated October 23, 2023 re: Administrative Subdivision – Paul J. & Amy E. Murphy, properties located at 226 Reservoir Rd., Assessor's Plat 121NW, Lots 52 & 52A

**3. Agenda modifications**

**4. Old Business**

- A. **Public Hearing (continued from the October 11, 2023 meeting)** - Application of A1 Roofing & Construction LLC for Development Plan Review for renovation of an existing commercial building including exterior changes and 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 1133 West Main Rd., Tax Assessors Plat 106, Lot 111
- B. **Public Hearing** – Consideration of proposed amendments to the *Middletown Rules and Regulations Regarding the Subdivision and Development of Land* necessary to address amendments to state law contained in bills S1034A & S1038A passed in the 2023 session of the RI General Assembly, including amendments to Article 2 –

\\midsrv48\Groups\Planning\Planning Board\Agendas\2023\Agenda 11-8-23.docx

Definitions; Article 4 – Procedures for Subdivision and Land Development Approval, Sections 401, 406, 407; Article 8, Section 805 – Appeal Procedure; Article 9 – Supplementary Regulations, Sections 904, 907, 908; Article 10 – Development Plan Review, Sections 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011.

- C. Discuss and provide recommendation to the Town Council on amendments to the zoning ordinance, Town Code Chapter 152, and the Rules and Regulations Regarding the Subdivision and Development of Land , and other action needed in response to legislation passed during the RI General Assembly’s 2023 session, including Senate bills S1034A and S1038A, including proposed amendments to Zoning Ordinance Section 305 – Development Plan Review, Section 306 – Uses subject to and exempt from development plan review, Section 307 – Development plan review for uses permitted by right, Section 308 – Development Plan Review for uses requiring a variance or special use permit, and new Section 323 – Unified Development Review.

## 5. New Business

- A. Request of Peter Gallipeau, developer of the Saltwood Farm subdivision for the Planning Board to set the amount of performance security to secure completion of Phase 3 of the development per section 702 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land.
- B. **Public Hearing** - Consideration and action on a petition of Mello Realty Inc. requesting amendment to the Future Land Use Map, Map L-4 of the Middletown Comprehensive Community Plan to change the designation of property fronting on Coddington Highway, Plat 103, Lot 103 from high-density residential and limited & office business to industrial.
- C. Recommendation to the Town Council on a petition of Mello Realty Inc. requesting amendment to the Middletown Zoning Map referenced in Town Code Chapter 152 to change the designation of property fronting on Coddington Highway, Plat 103, Lot 103 from mobile home/transient trailer (MT) and limited business (LB) to light industry (LI).
- D. **Public Hearing** – Request of White Buffalo LLC for waivers from certain design standards of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land to allow the use of non-traditional siding materials on an existing commercial building. Property located at 94 East Main Rd., Tax Assessors Plat 107SE, Lot 50
- E. Request of Ocean State Holdings of Middletown, LLC (Hyundai of Newport) for approval of a revised landscape plan associated with a previously approved Development Plan Review application, including relocation of a stone wall on property located at 1215 West Main Road, Tax Assessors Plat 106, Lot 91.

## 6. Updates

- A. Status Report on Planning Board action items.
- B. Committee reports
  - 1. Comprehensive Plan Update Committee
  - 2. Tree Commission
  - 3. Open Space and Fields Committee
  - 4. Conservation Commission
  - 5. Affordable Housing Committee
  - 6. Commercial Design Standards Subcommittee

C. Upcoming meetings:

1. November 9, 2023, 6pm – Comp Plan Update Committee (CPUC) meeting
2. November 29, 2023, 6pm – Special meeting on Town Comprehensive Permit applications.
3. December 13, 2023, 6pm – Regular Planning Board meeting.
4. December 14, 2023, 6pm – CPUC 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.