



Town of Middletown Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

Memorandum

To: Planning Board members

From: Ron Wolanski, Town Planner

Date: June 1, 2021

Re: **Public Hearing** – Proposed amendments to the Middletown Comprehensive Plan Future Land Use Plan designation and recommendation to the Town Council on proposed amendment to the zoning map designation for certain parcels fronting on Reservoir Rd. and Toni-Lynn Terrace.

Per RIGL 45-22.2-5, towns shall ensure that zoning maps and comprehensive plans are consistent. Since early 2018 the Planning Board has held public hearings on groupings of parcels that have not achieved consistency between the Middletown Comprehensive Plan’s Future Land Use Map and the Middletown zoning map. The hearings resulted in recommendations to the Town Council for changes to the Comprehensive Plan’s map L-4. The most recent set of proposed amendments reviewed by the Town Council has been referred back to the Planning Board for additional consideration due to concerns raised by certain property owners. Specifically, owners of property fronting on Toni-Lynn Terrace expressed concern of the proposal to designate their properties high-density residential. While the eight lots are currently zoned R-10, the parcels all exceed 20,000 square feet in size. The owners have submitted a petition (attached) requesting that an alternative comprehensive plan designation and/or zoning designation for the parcels be considered.

Attached, please see maps which depict proposed amendments to the Comprehensive Plan Future Land Use Plan and the zoning map noted below:

Plat, Lot	Address	Future Land Use Plan Designation (to change)	Proposed Future Land Use Plan Designation	Current Zoning	Proposed Zoning
121NW 104	278 RESERVOIR RD	Low Density Residential	Medium Density Residential	R-10	R-20
121NW 106	3 TONI-LYNN TERR	Low Density Residential	Medium Density Residential	R-10	R-20
121NW 107	5 TONI-LYNN TERR	Low Density Residential	Medium Density Residential	R-10	R-20
121NW 108	7 TONI-LYNN TERR	Low Density Residential	Medium Density Residential	R-10	R-20
121NW 109	8 TONI-LYNN TERR	Low Density Residential	Medium Density Residential	R-10	R-20
121NW 110	6 TONI-LYNN TERR	Low Density Residential	Medium Density Residential	R-10	R-20
121NW 111	4 TONI-LYNN TERR	Low Density Residential	Medium Density Residential	R-10	R-20
121NW 112	2 TONI-LYNN TERR	Low Density Residential	Medium Density Residential	R-10	R-20

Thank you for your consideration of this recommendation. Please contact me with any questions.