



PLANNING BOARD MINUTES
March 30, 2022, 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 (via Zoom)
Joe Pierik

Ron Wolanski, Town Planner
Peter Regan, Town Solicitor

Member absent:

John Ciummo

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

1. **Public Workshop** – Presentation and discussion of potential amendments to the Middletown Zoning Ordinance, Article 13 - *Off-street Parking and Loading*. If adopted by the Town Council, the proposed amendments would modify the minimum off-street parking requirements throughout the town.
 - a. Mr. Croce introduced the topic of discussion and requested that Mr. Wolanski proceed with his presentation of the proposed amendments.
 - b. Mr. Wolanski provided a slide presentation, including the background on the Town Council requests for review of the current parking regulations, and proposed amendments recommended by the subcommittee.
 - c. Mr. Croce opened the floor for public input.
 - d. Middletown resident Judith Rosenthal, attending via Zoom, suggested that the number of parking spaces required for hotels with restaurants incorporate the requirement of stand-alone restaurants of 1 space per 3 persons based on the fire code occupancy limit.
 - e. There being no other members of the public wishing to speak, Mr. Croce proceeded to walk through each section of the proposed draft, dated 3/7/2022, and requested input from Planning Board members.
 - f. Items of discussion included:

- i. Section 1301 & 1302 – need to revise language to clarify that parking surfaces such as gravel or clam shells are permissible for one- and two-family dwellings. Consider adding language requiring proper base materials and methods to delineate the parking area.
- ii. Section 1304 –
 - A. Agricultural – Consider adding a parking requirement for veterinary hospitals
 - B. Residential – add reference to the short-term rental ordinance; add parking requirement for hotel with restaurant (1 space per 3 fire code occupancy with 10% discount due to the shared use)
 - E. Manufacturing – add parking requirement for customers (1 space per 3 fire code occupancy)
 - F. Transportation, Communication, Utilities – Mr. Wolanski was asked to research parking standards for storage facilities.
 - I. Retail Commercial – It was noted that parking requirements for marijuana related uses might have to be addressed at a later date based on state legislation legalizing the sale for recreational use.
 - M. Indoor Commercial Amusement Services – agreement to add “Entertainment” to the title of the section.
 - O. Commercial Outdoor Recreation – Discussion that if an amusement park were proposed, the parking required could be determined during the Development Plan Review process; Tennis/other court games will have requirement of one space per court; Swimming pools will require parking based on capacity limits, which Mr. Wolanski was asked to research.
 - P. Accessory uses – add reference to the current farm accessory uses section of the Zoning Ordinance.
- g. Mr. Wolanski was asked to work with the Town Solicitor to revise the draft for presentation to the Board during a future meeting.

Motion by Mr. Nash, seconded by Mr. Weber to adjourn. Vote: 6-0-0

Meeting adjourned at approximately 7:35 pm.

Respectfully submitted,

Mike Fenton, Secretary