



To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: November 29, 2023

Re: **Public Hearing** - 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.

This matter was continued the December 13, 2023 Planning Board meeting at the request of the applicant. During its October 11, 2023 meeting the board approved the DPR application referenced above, including waivers from some commercial development design standards. The approval included a condition that the applicant return to the Planning Board with plans depicting the required screening of rooftop equipment. Please see the attached decision and the plans recently provided by the applicant for Planning Board review. Note that the public hearing remains open, but only for the purpose of discussing the proposed screening.

A question was asked during the October 11th meeting about the types of rooftop equipment that must be screened. Zoning Ordinance section 306(C) reads as follows:

(C) *Screening of rooftop equipment.* When a building permit is requested for exterior renovation or other alteration to an existing building, except for minor repair of existing materials, the Building/Zoning Official shall confer with the Town Planner to confirm that any existing or proposed rooftop equipment, such as HVAC equipment, is screened from view from the public street. If necessary, installation of such screening shall be completed in conjunction with the work for which the building permit was initially requested. The style and appearance of new screening shall be consistent with the overall building design, and shall be approved by the Town Planner prior to issuance of the building permit.

While the ordinance cites HVAC equipment, it does not limit the types of rooftop equipment that must be screened. However, regarding possible need to screen rooftop solar panels, such a requirement might not be necessary or practical. For example, it would not be possible to screen panels on a sloped roof. If such a requirement were to be enforced, it would likely preclude use of solar panels on any sloped roof (commercial or multi-family buildings) visible from a public street. I don't believe that was the intent when the requirement was adopted. Also mentioned during the meeting, there are currently several examples in town of flat-roofed buildings with solar panels installed, including BJ's, Embrace Home Loans, West House, and the strip mall at the corner of East Main & Valley. These panels are not highly visible, if at all from the street due to their low profile. Screening would likely not be necessary for similar future installations.

Please contact me with any questions regarding this matter.

CC: Applicant



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842
(401) 849-4027 | MiddletownRI.com

Notice of Planning Board Decision

To: APPLICANT

From: Paul A. Croce, Chairman
Middletown Planning Board

Date: October 12, 2023

Re: 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

During its meeting of October 11, 2023, the Planning Board held a public hearing regarding the above referenced application. At the conclusion of the discussion a motion was made and duly seconded and voted 6-0-0 to approve the application as presented, subject to the condition that the applicant return to the Planning Board for review and approval of the design for screening the rooftop equipment in accordance with Zoning Ordinance section 306(C). The public hearing remains open, and the matter was continued to the November 8, 2023 regular Planning Board meeting for the sole purpose of review of proposed rooftop screening. The plans subject to this decision include the following:

- Site plan and building elevations prepared by Herk Works Architecture, dated September 7, 2023

Waivers were granted from the following commercial development design standards of Section 521 of the *Middletown Rules and Regulations Regarding the Subdivision and Development of Land*:

1. **Section 521.2.B. 1 & 2** – Windows must make up 20% – 60% of each façade and be of true or simulated divided-light design. **The amount of window glazing meets requirements at West Main Road but not at Forest Avenue. Proposed windows not divided-light. This is an existing, non-conforming condition.**
2. **Section 521.2.C** – Building exteriors and roofs must be constructed of traditional materials such as wooden clapboards, shingles, patterned shingles, brick or stone. **The applicant proposes the use of non-traditional exterior materials, such as metal panels and stucco.**

Findings made:

1. The granting of approval will not result in conditions inimical to the public health, safety and welfare;
2. The granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district;
3. The plans for such project comply with all the requirements of this chapter and the Regulations, or that necessary waivers from the requirements of the Regulations have been granted;

4. The plans for such project are consistent with the Comprehensive Plan; and
5. Any conditions or restrictions that are necessary to ensure that these guidelines have been met have been incorporated into the written approval or recommendation.



Paul A. Croce, Chairman
Middletown Planning Board

cc. Town Clerk
Building/Zoning Official

RECORDED: Oct 13, 2023 08:55A
DOC #: 00001720
RECEIPT #: 68165
WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI

REVISIONS:

No.	Description	Date
1	Revision 1	10/17/2023

DESIGN SET

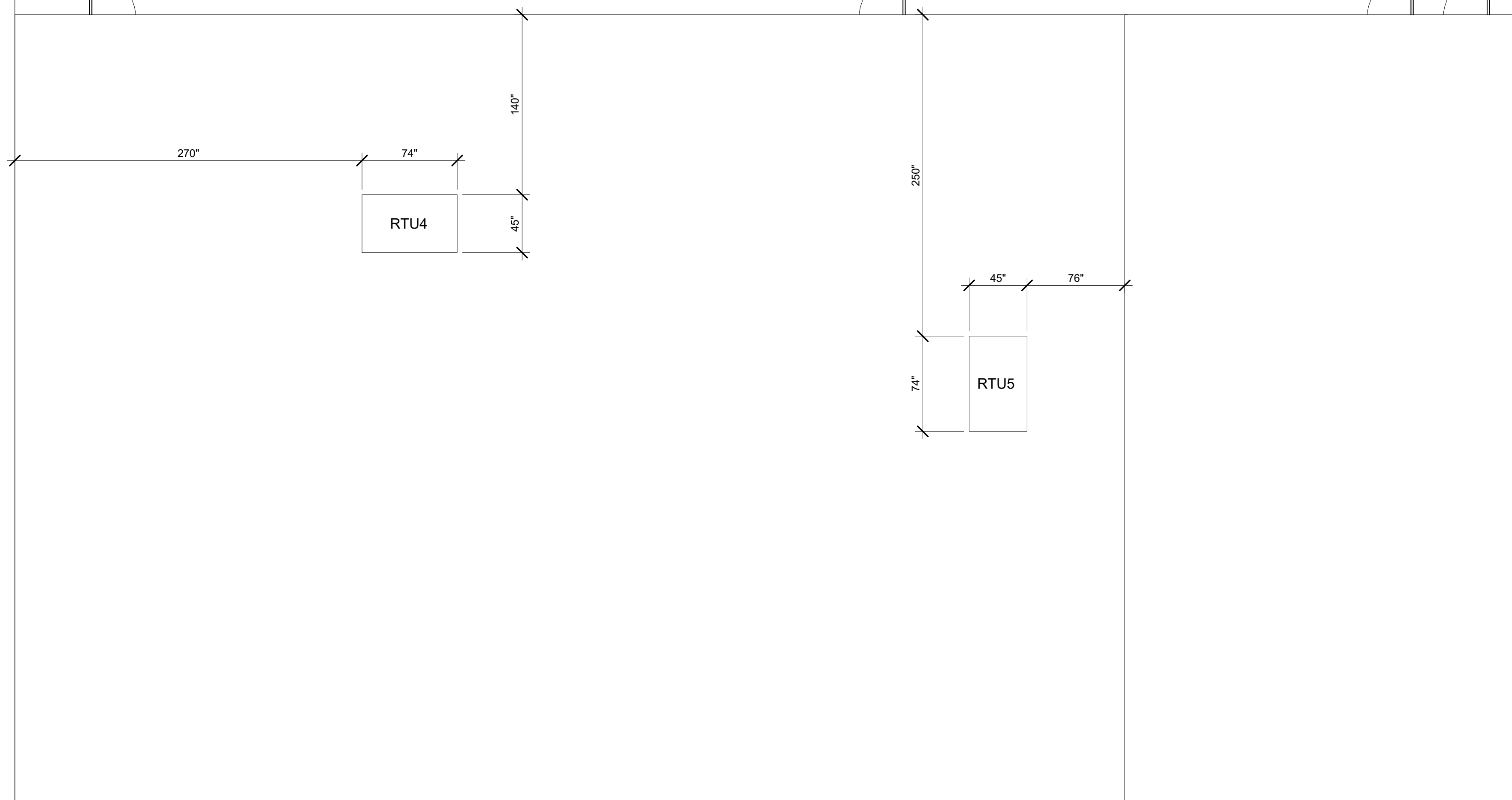
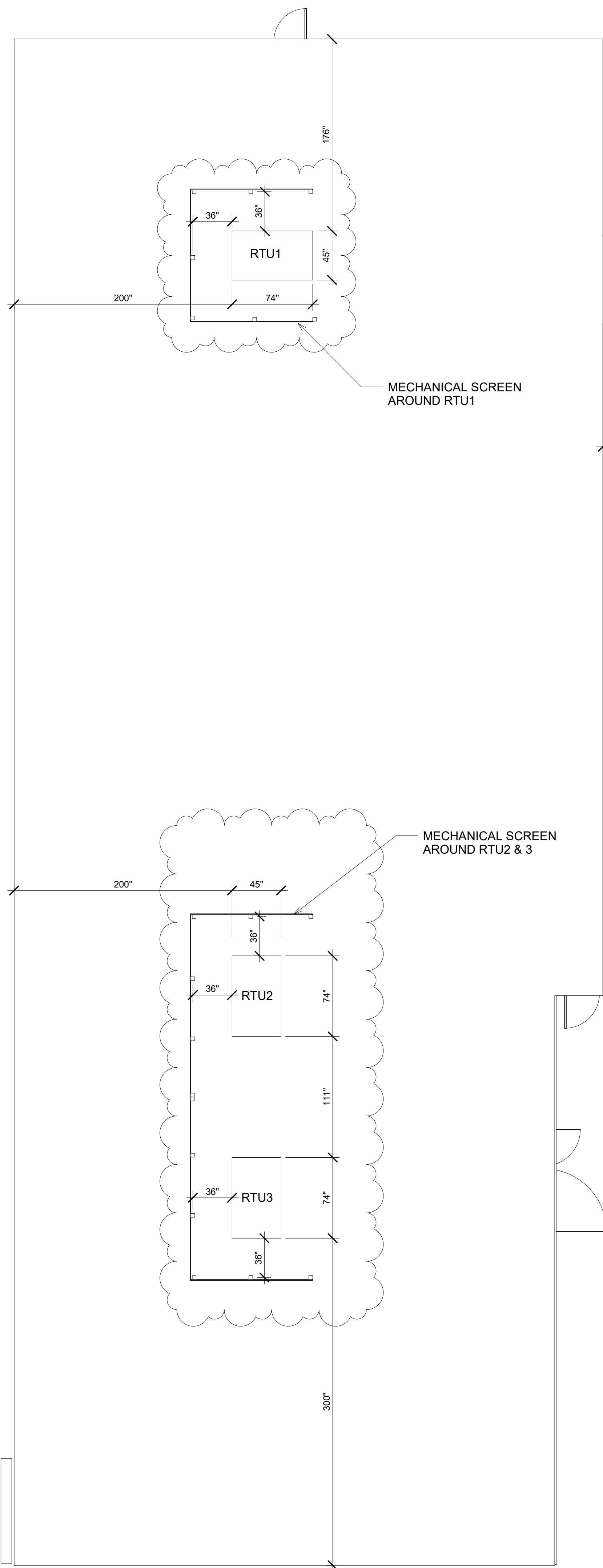
TITLE: ROOF PLAN

DATE: 09/11/2023

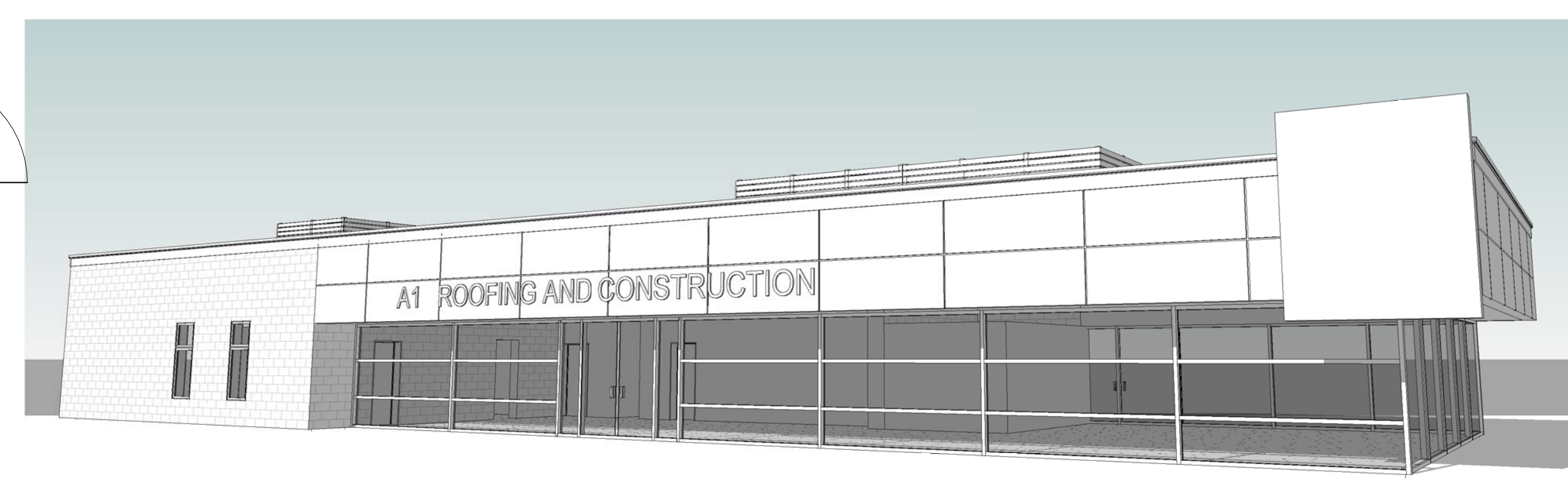
JOB NO.: 2376

DRAWING NO.:

A121

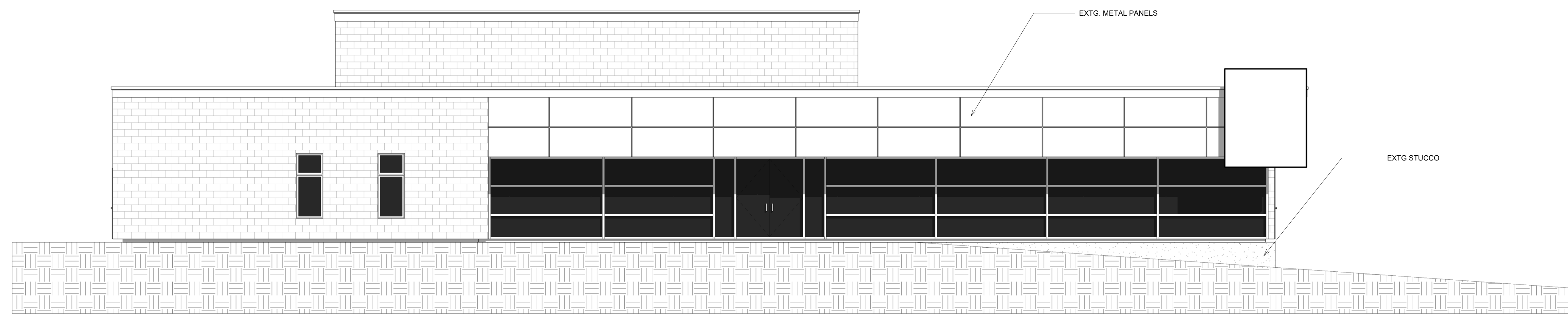


1 ROOF PLAN
3/16" = 1'-0"



RTU6

WEST MAIN ROAD



① WEST ELEVATION EXISTING
3/16" = 1'-0"



② WEST ELEVATION PROPOSED
3/16" = 1'-0"

REVISIONS:

No.	Description	Date
1	Revision 1	10/17/2023

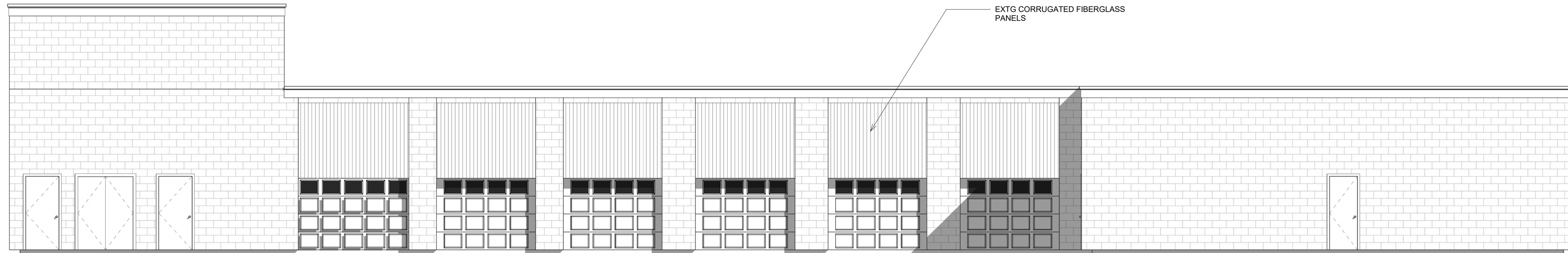
DESIGN SET

TITLE: FRONT ELEVATION

DATE: 09/11/2023
JOB NO.: 2376

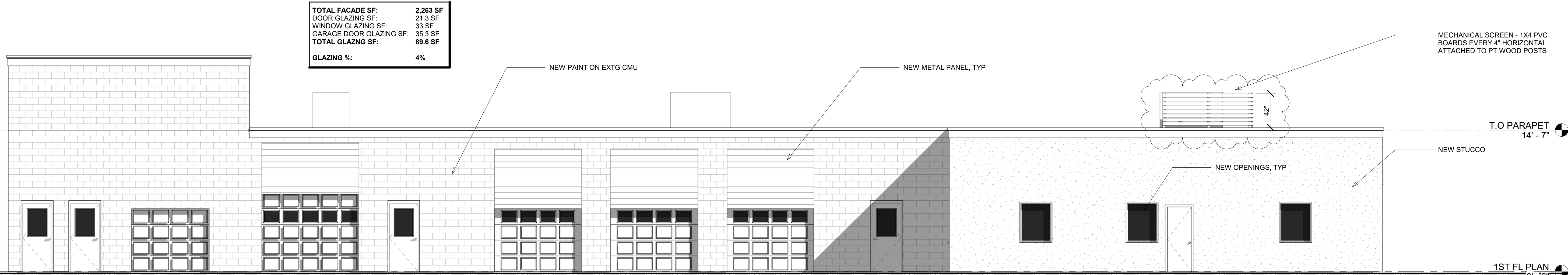
DRAWING NO.:

A201



EXTG CORRUGATED FIBERGLASS
PANELS

① NORTH ELEVATION EXISTING
3/16" = 1'-0"



TOTAL FACADE SF: 2,263 SF
DOOR GLAZING SF: 21.3 SF
WINDOW GLAZING SF: 33 SF
GARAGE DOOR GLAZING SF: 35.3 SF
TOTAL GLAZING SF: 89.6 SF
GLAZING %: 4%

NEW PAINT ON EXTG CMU

NEW METAL PANEL, TYP

MECHANICAL SCREEN - 1X4 PVC
BOARDS EVERY 4" HORIZONTAL
ATTACHED TO PT WOOD POSTS

T.O PARAPET
14' - 7"

NEW STUCCO

NEW OPENINGS, TYP

1ST FL PLAN
0' - 0"

② NORTH ELEVATION PROPOSED
3/16" = 1'-0"

REVISIONS:

No.	Description	Date
1	Revision 1	10/17/2023

DESIGN SET

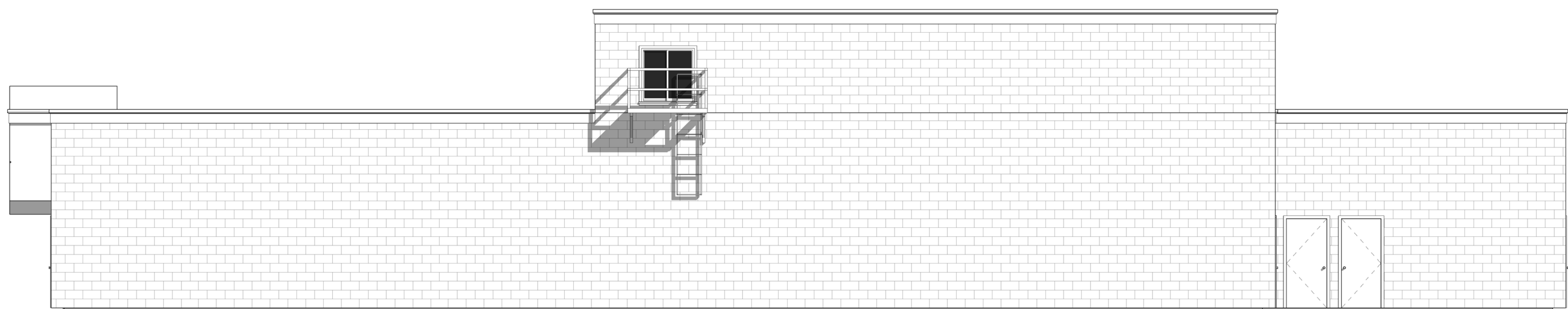
TITLE: SIDE ELEVATION

DATE: 09/11/2023

JOB NO.: 2376

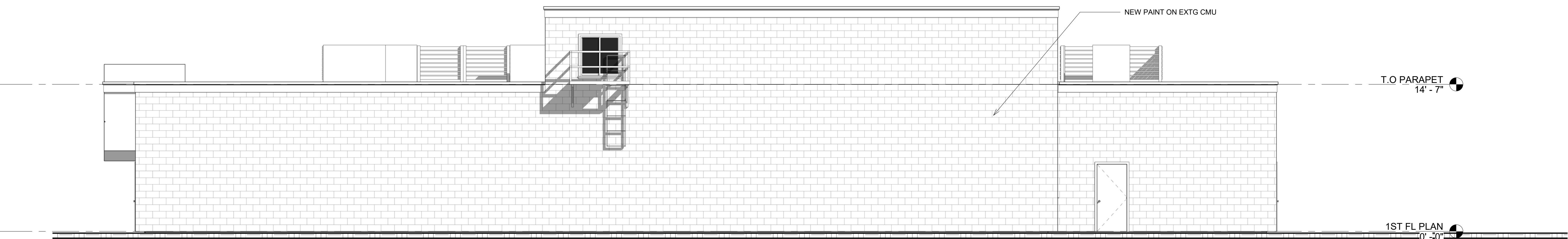
DRAWING NO.:

A202



① EAST ELEVATION EXISTING
3/16" = 1'-0"

TOTAL FACADE SF:	2,035 SF
TOTAL GLAZNG SF:	0 SF
GLAZING %:	0%



② EAST ELEVATION PROPOSED
3/16" = 1'-0"

REVISIONS:

No.	Description	Date

DESIGN SET

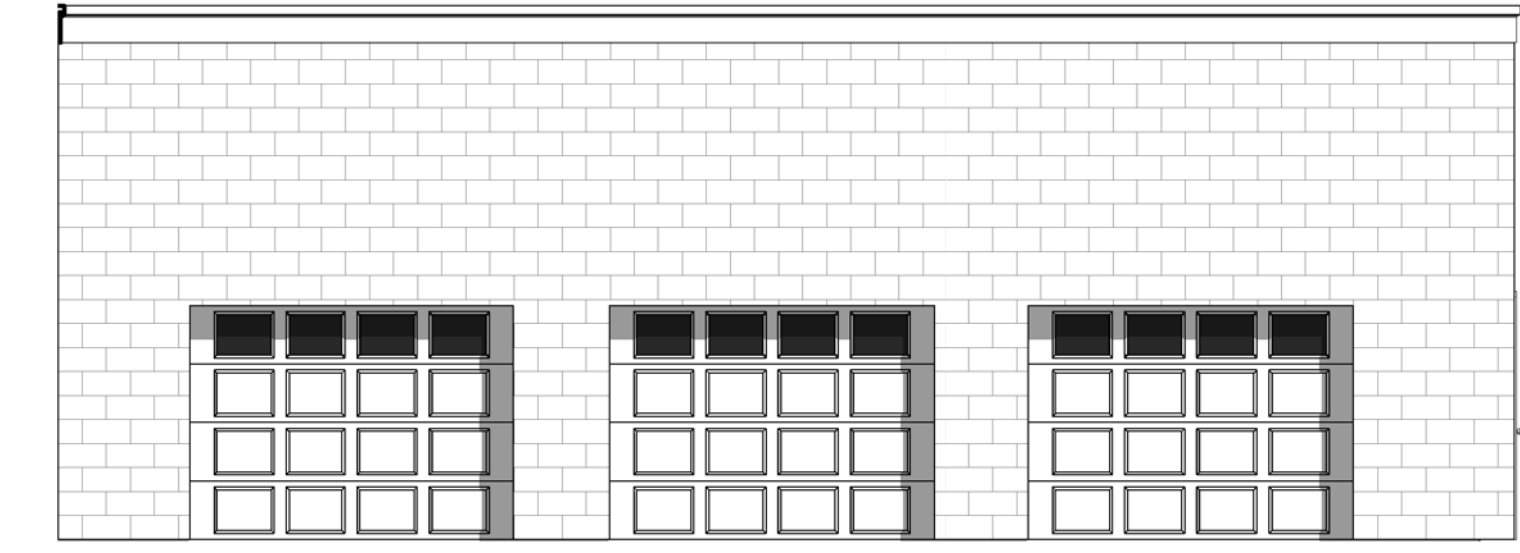
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DATE: 09/11/2023

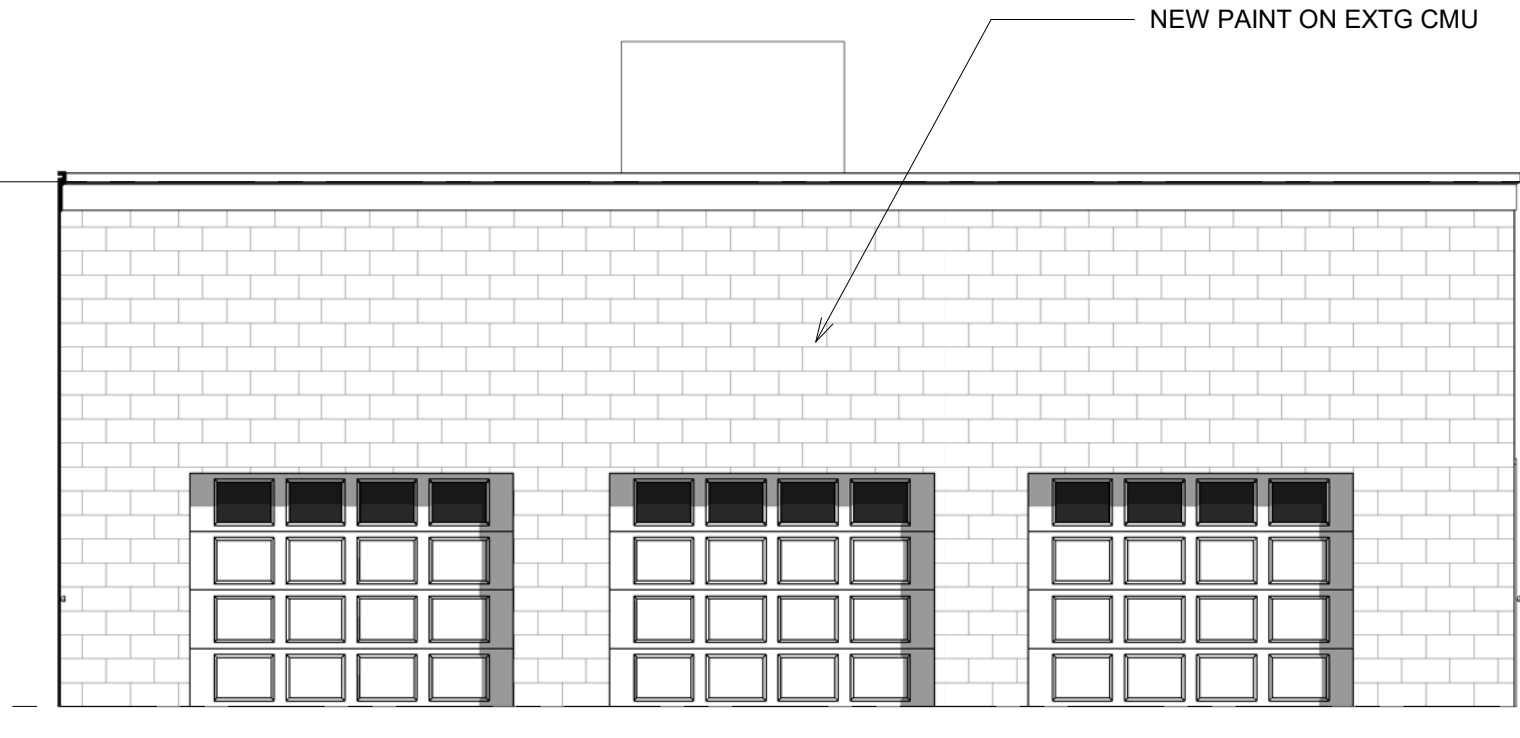
JOB NO.: 2376

DRAWING NO.:

A203



3 WEST GARAGE ELEVATION EXISTING
3/16" = 1'-0"

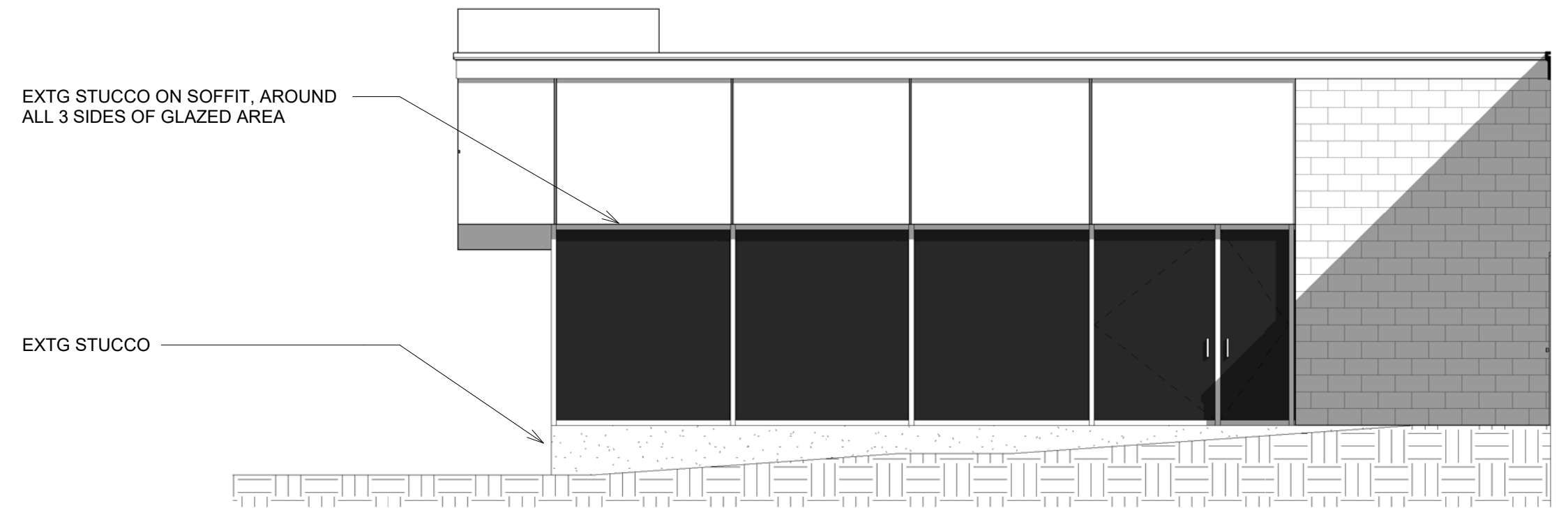


4 WEST GARAGE ELEVATION PROPOSED
3/16" = 1'-0"

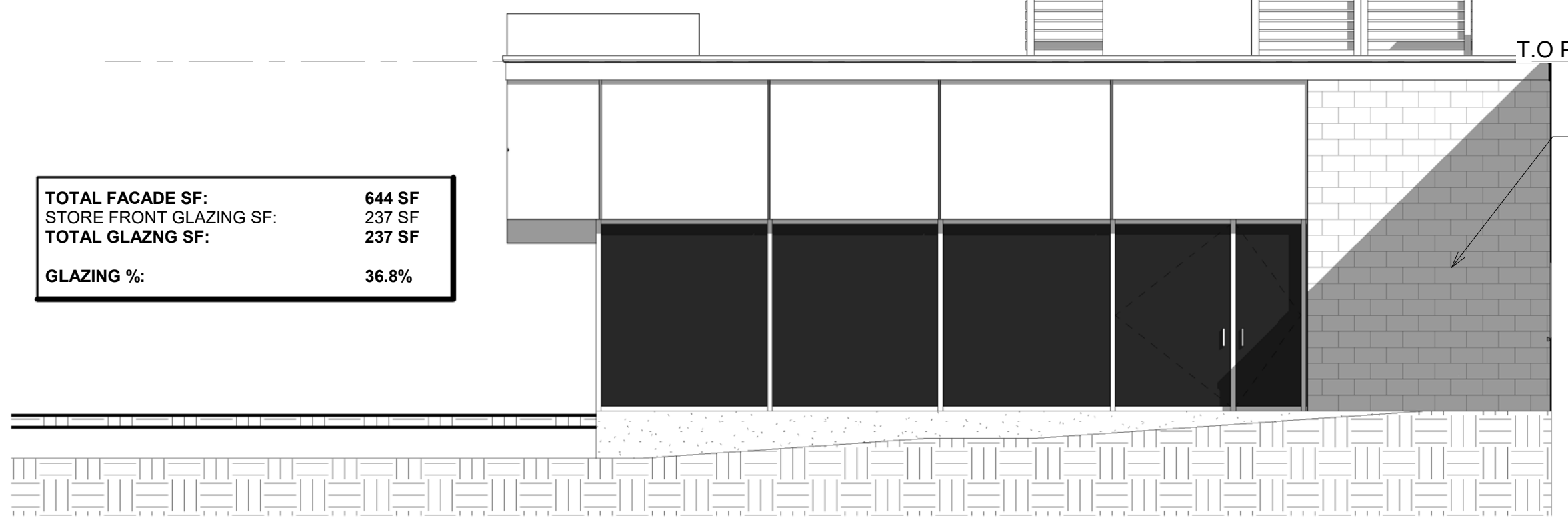
TOTAL FACADE SF:	591 SF
GARAGE DOOR GLAZING SF:	20.1 SF
TOTAL GLAZNG SF:	20.1 SF
GLAZING %:	3.4%

T.O PARAPET
14' - 7"

1ST FL PLAN
0' - 0"



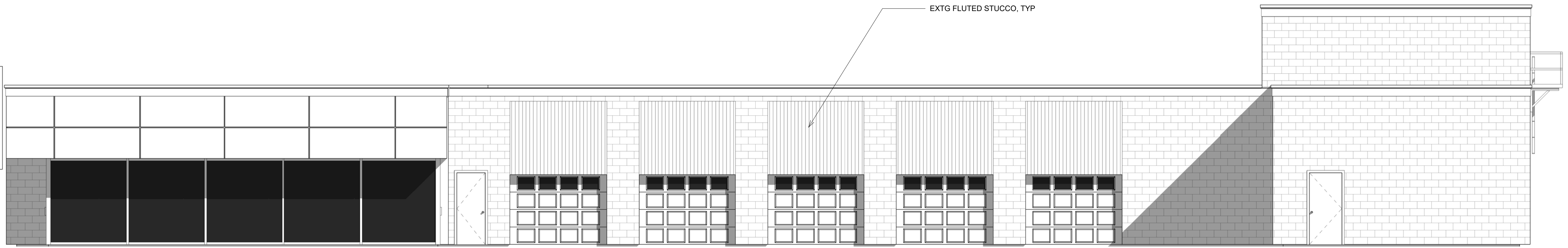
5 EAST GARAGE ELEVATION EXISTING
3/16" = 1'-0"



6 EAST GARAGE ELEVATION PROPOSED
3/16" = 1'-0"

TOTAL FACADE SF:	644 SF
STORE FRONT GLAZING SF:	237 SF
TOTAL GLAZNG SF:	237 SF
GLAZING %:	36.8%

T.O PARAPET
14' - 7"



1 SOUTH ELEVATION EXISTING
3/16" = 1'-0"

TOTAL FACADE SF:	2,049 SF
STOREFRONT GLAZING SF:	293 SF
WINDOW GLAZING SF:	15.8 SF
GARAGE DOOR GLAZING SF:	20.1 SF
TOTAL GLAZNG SF:	329 SF
GLAZING %:	16%

MECHANICAL SCREEN - 1X4 PVC
BOARDS EVERY 4" HORIZONTAL
ATTACHED TO PT WOOD POSTS

NEW PAINT ON EXTG CMU

NEW OPENING

NEW METAL PANEL, TYP

T.O PARAPET
14' - 7"



2 SOUTH ELEVATION PROPOSED
3/16" = 1'-0"

1ST FL PLAN
0' - 0"

REVISIONS:

No.	Description	Date
1	Revision 1	10/17/2023

DESIGN SET

TITLE: SIDE ELEVATION

DATE: 09/11/2023

JOB NO.: 2376

DRAWING NO.:

A204