



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: December 20, 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 December 13, 2023, the Planning Board held a public hearing regarding the above referenced application, focusing only on the screening of rooftop equipment which was not previously approved. At the conclusion of the discussion a motion was made and duly seconded and voted 5-1-0 to approve the proposed rooftop screening as presented, with Mr. Weber voting in opposition. The plans subject to this decision include the following:

- Revised building elevations prepared by Herk Works Architecture, revised October 17, 2023

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

RECORDED: Dec 22, 2023 09:05A
DOC #: 00002215
RECEIPT #: 68696
WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI

cc. Town Clerk
Building/Zoning Official