



**MIDDLETOWN**  
Rhode Island

## PLANNING DEPARTMENT

**TOWN OF MIDDLETOWN**

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

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### Notice of Planning Board Decision

To: APPLICANT  
From: Paul A. Croce, Chairman  
Middletown Planning Board  
Date: December 20, 2023  
Re: Application of Jonesley, LLC for Development Plan Review for renovation of an existing commercial building and associated site work, and including 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 314 Oliphant Lane, Tax Assessor's Plat 117, Lot 84C

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During its meeting of December 13, 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 grant the request waivers and approve the application as presented subject to the conditions listed below. The plans subject to this decision include the following:

- Building elevations submitted with the application, dated November 8, 2023.
- Planting plan presented to the Board during the December 13, 2023 public hearing.

#### Conditions of approval:

1. Prior to permitting, the plan shall be revised to include the location of a bike rack meeting the requirements of Section 521 of the Rules and Regulations regarding the Subdivision and Development of Land.
2. Prior to permitting, the plan shall be revised to include the location of a n outdoor trash receptacle, which shall of a decorative design as required by Section 521 of the Rules and Regulations regarding the Subdivision and Development of Land.
3. Prior to permitting, the submitted planting plan shall be reviewed by the Middletown Tree Commission, with any requests for modification to the plan to be addressed by the applicant.
4. Prior to permitting, the applicant shall submit the required litter management plan and landscape maintenance plan. The landscape maintenance plan shall be provided to the Middletown Tree Commission, with any requests for modification to the plan to be addressed by the applicant.

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** – Windows occupy between 20% and 60% of the façade visible from the public way. **There will be no windows on the east-facing façade and windows on the south façade will not meet the minimum 20%.**

2. **Section 521.3.D.3** – A landscaped buffer at least 10' wide shall be provided between buildings and parking lots/driveways. The buffer shall defined by curbing, and may include sidewalks, but must include a minimum 5' planting strip. **The submitted plan indicates removal of a sidewalk and a new entry to be installed along the west-facing façade without providing the required 10-foot landscaped buffer.**

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.



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Paul A. Croce, Chairman  
Middletown Planning Board

cc. Town Clerk  
Building/Zoning Official

RECORDED: Dec 22, 2023 09:07A  
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RECEIPT #: 68696  
WENDY J. W. MARSHALL, TOWN Clerk  
TOWN of MIDDLETOWN, RI