



To: Paul A. Croce, Chairman  
Planning Board members

From: Ron Wolanski, Town Planner

Date: January 5, 2024

Re: TRC recommendation - Application of Seascope Holdings, LLC for Development Plan Review for construction of a new 30' x 64' commercial building for office and storage use in the limited business (LBA) zoning district. Property located at 985 Aquidneck Ave., Tax Assessors Plat 113, Lot 208.

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The Technical Review Committee (TRC) met to review the above referenced application during its meeting on January 5th. Following review of the plan and discussion, the committee voted unanimously to forward the application with a positive recommendation to the Planning Board with the following recommended condition of approval:

**Recommended Condition of Approval:**

1. The proposed new building shall be served by a separate sewer connection directly to the public sewer main located in Trimble Rd. The existing abandoned sewer lateral located on the property shall be capped as part of the construction process, subject to the approval of the Director of Public Works.

**Requested waivers:**

During the TRC review an additional required waiver request from the design requirements was identified regarding the visibility of proposed garage doors from the public street. Based on the plan set it appears that the applicant will require the following waivers from the commercial development design standards of section 521 of the subdivision and land development regulations, or must provide confirmation that the project is in compliance. Per section 1009 of the Regulations.

1. **Section 521.1.B.3** – Pedestrian walkways and crosswalk, pedestrian access to the site from the public way, and pedestrian access from neighboring properties are provided. **No pedestrian walkways, crosswalks, or access from neighboring properties are proposed.**
2. **Section 521.1.E.3** – Exterior litter receptacles shall be provided on all commercial, multi-family residential, and mixed-use properties. **A dumpster is provided but no exterior litter receptacles are provided.**
3. **Section 521.1.E.4** – Bicycle racks shall be provided, minimum 1 bicycle space per 4 automobile parking spaces or fraction thereof. **No bicycle racks are proposed.**

4. **Section 521.2.A.2** – No unbroken plan of a wall exceeds forty feet without a break of at least 48” in plane. **The easterly building elevation exceeds forty feet in length with no break in plane.**
5. **Section 521.2.A.3** - Except in the GB and LI Zones, commercial garage doors and loading docks shall not be visible from any public way. **The proposed building will include garage doors visible from the public way.**
6. **Section 521.2.B.1** – Windows occupy between 20% and 60% of façade visible from the public way. **The westerly (6.5%), southerly (1.5%), and easterly (0%) facades that are visible from Aquidneck Ave and Trimble Road do not meet this requirement.**
7. **Section 521.3.B** – Planted landscaping occupies a minimum of 25% of the project area. **Provided landscaping does not meet this requirement.**
8. **Section 521.3.D.1** – A landscaped buffer at least 10” is provided along all property lines. **Buffer along easterly property line is only 5” wide.**
9. **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. **No buffer is provided between the front of the building and parking lot.**
10. **Section 521.3.F.2** – Require a minimum of one parking lot tree for every five parking spaces. **Not provided.**

**Required findings:**

In accordance with section 309 of the Middletown Zoning Ordinance, prior to granting any development plan review approval the Planning Board shall find that:

- (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.

Cc: Applicant