



**MIDDLETOWN**  
Rhode Island

## PLANNING DEPARTMENT

**TOWN OF MIDDLETOWN**

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

To: Paul A. Croce, Chairman  
Planning Board members

From: Ron Wolanski, Town Planner

Date: February 1, 2024

Re: **Public Hearing** - Request of Creative Properties, Inc. for a waiver from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521 for proposed replacement of exterior siding of an existing commercial building with composite siding. Property located at 796 Aquidneck Ave., Assessor's Plat 114 Lot 92A.

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The applicant is proposing new siding on a portion of an existing commercial building. Use of a wood composite product is proposed. Please see the attached letter provided by the applicant and brochure for the proposed siding product. The applicant has been advised to bring a sample of the proposed siding material to the February 14<sup>th</sup> Planning Board meeting for consideration.

### **Requested Waiver:**

The applicant is requesting the following waiver from the Commercial Development Design Standards of Article 5 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land:

1. Section 521.2.C.1 – Materials: The applicant is requesting the use of non-traditional siding materials. The project does not meet the requirement for use of traditional materials such as wooden clapboards, shingles, patterned shingles, brick, or stone.

No zoning relief is required. The application does not meet the thresholds to trigger full Development Plan Review. As such, the Planning Board must consider the waiver request only, and make a decision to approve, approve with conditions, or deny the waiver request. Waivers may be considered in accordance with section 1009 of the subdivision regulations.

Please contact me with any questions regarding this matter.

CC: Applicant

# Creative Properties, Inc.

796 Aquidneck Avenue Middletown Rhode Island 02842-7202

January 8, 2024

Planning Board  
Middletown, RI

Re: 796 Aquidneck Avenue, AP 114, Lot 92A

Members of the Planning Board:

I am planning to enhance the appearance of my building here by re-siding the two sides and the rear elevations with a composite clapboard siding in a dark grey color, with an eight inch exposure. The siding will be LP Siding Solutions, SmartSide composite siding, in its "Cavern Steel" color. The website for photos and information is [www.lpcorp.com](http://www.lpcorp.com). The trim will be AZAK painted the same color. The front elevation will not be changed. The purpose of this work is to cover the unsightly concrete block walls that are in constant need of painting.

In addition to re-siding, I plan to replace the canvas awnings over the doors in the rear of the building, with standing-seam green metal roofs over wooden structures, approximately the same size as the existing canvas awnings. The roofing will be the same as the metal roofs on the front of the building. These structures are not visible from the street.

Over the past few years I have already spent tens of thousands of dollars enhancing the front elevation of the building with a totally new facade and standing-seam metal roofs over the front walks and terrace. Now I plan to do the same on the rest of the building. I'm surprised and disappointed that I must get permission to complete these improvements. In fact, I will be out of the country for the next Planning Board meeting, so now I must hire an attorney to represent me at the hearing, spending even more money.

I did not know I needed your approval for this work, and my contractor is ready to start the work, so I would appreciate it if you could expedite your review. In fact, if there is any way this could be approved as soon as possible, before the February meeting, I would really appreciate it.

Thank you for your consideration.

Robert Mastin  
President/Owner

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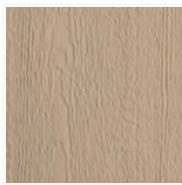
**AVAILABLE PROFILES**



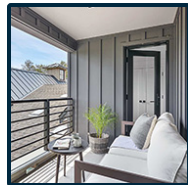
Pebbled Stucco Panel Siding



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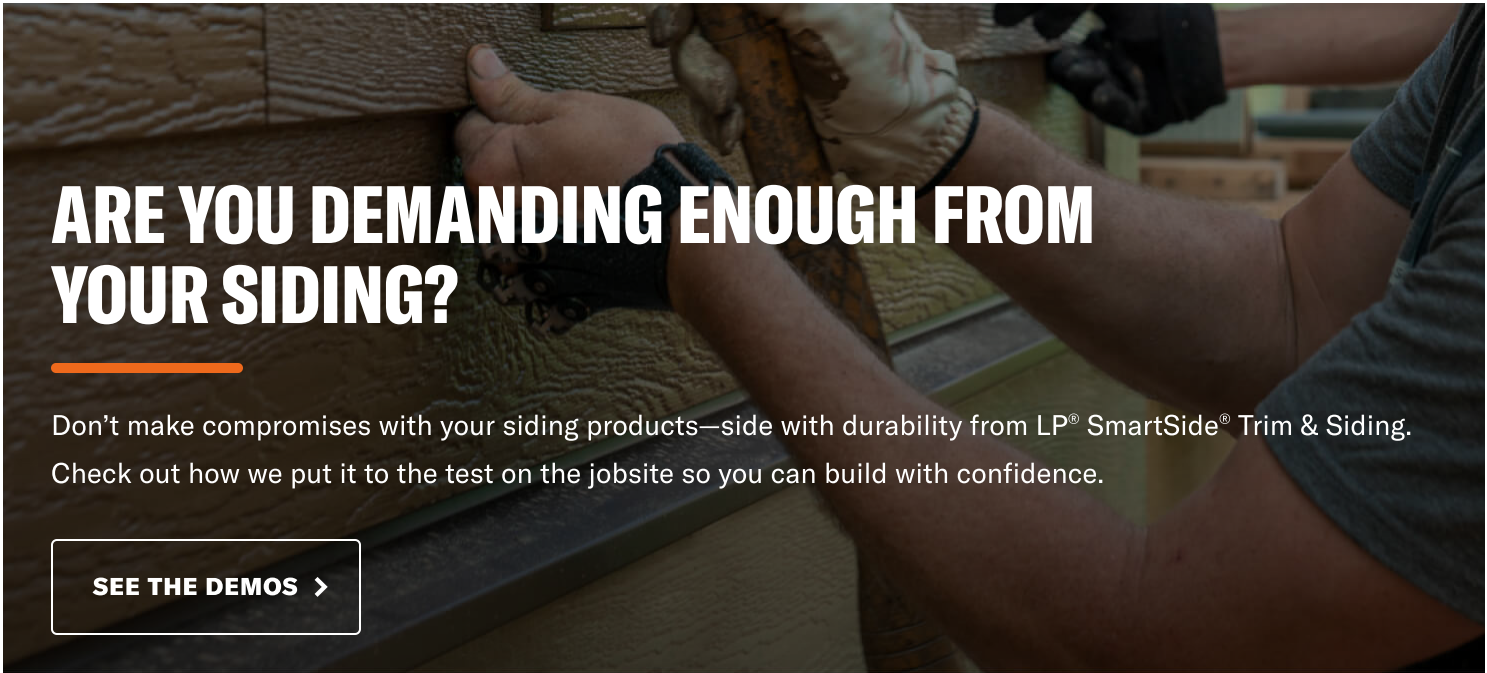


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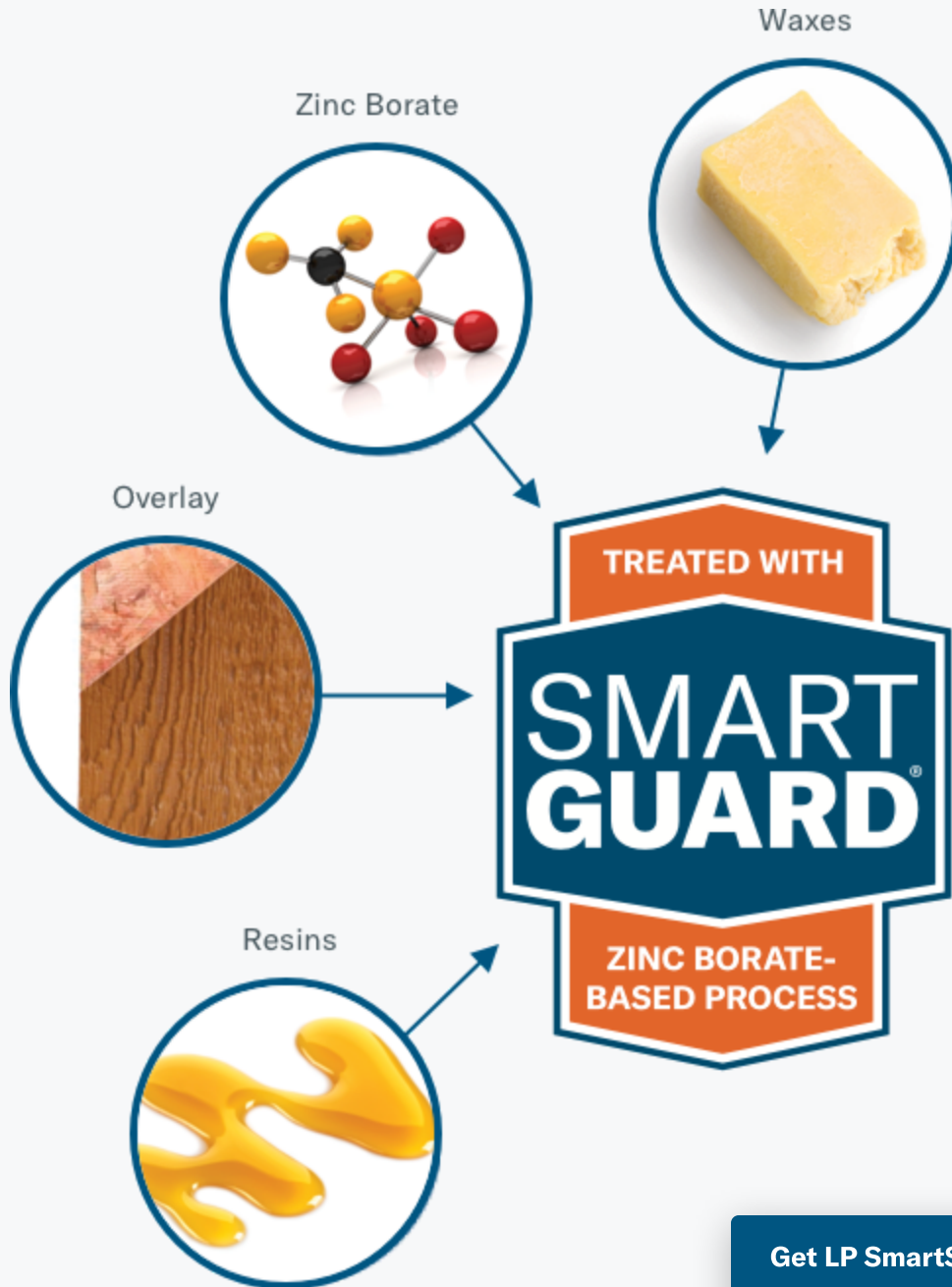
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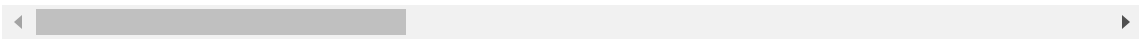
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1-4 of 43 Reviews

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★★★★★ **Rock** · 2 years ago

 Sweepstakes Entry

### perfect solution.... still using


So almost 20 years ago we turned our 1946 ranch into a 2 story craftsman. I wanted the look of shake but not the work. I used 42092 4 foot panels. Primed them with a golden wheat color and then painted and wiped a redwood color to contrast the grain. It

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Recommends this product ✓ Yes

Originally posted on [LP SmartSide Panel Siding - Cedar Texture](#)

Helpful? **Yes · 5** **No · 4** **Report**

### Response from Louisiana Pacific Corporation:

**Customer Service** · 2 years ago

Thank you for your fantastic review for LP SmartSide panels! We are very happy to hear they have performed so well for you!

★★★★★ **Dcsenior** · 2 years ago

### Easy to install

Bought about 30 sheets great product easy to install and looks great.

Recommends this product ✓ Yes

Originally posted on [LP SmartSide Panel Siding - Cedar Texture](#)

Helpful? **Yes · 0** **No · 1** **Report**

### Response from Louisiana Pacific Corporation:

**Customer Service** · 2 years ago

Thank you for giving LP SmartSide panels a 5-Star Rating!

 Sweepstakes Entry

Value



Durability



Ease of Installation




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Totally happy with this product. Glad I made the decision to go with this product rather than vinyl siding.

**Recommends this product** ✓ Yes

Originally posted on [LP SmartSide Panel Siding - Cedar Texture](#)

Value

Durability

Ease of Installation

Helpful? **Yes · 0** **No · 0** **Report**

### Response from Louisiana Pacific Corporation:

**Customer Service** · 2 years ago

Thank you for the positive feedback!

★★★★★ **Brown Barndo** · 2 years ago

### Great siding product!

Best alternative for board and batten siding. Strong, durable and easy to install!

**Recommends this product** ✓ Yes

Originally posted on [LP SmartSide Panel Siding - Cedar Texture](#)

Sweepstakes Entry

Value

Durability

Ease of Installation

Helpful? **Yes · 2** **No · 1** **Report**

### Response from Louisiana Pacific Corporation:

**Customer Service** · 2 years ago

Thank you for the positive feedback for LP SmartSide panels!

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