



To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: March 4, 2024

Re: Request of Mesolella Development Corp. for a one-year extension of the Final Plan approval for a comprehensive permit application submitted pursuant to Middletown Zoning Code, Article 17, *Low and Moderate Income Housing – Comprehensive Permit*, for construction of a new residential/commercial Mixed-use Development Project located at 1747 West Main Rd. Assessor's Plat 111, Lots 8 and 9.

The applicant for the above referenced project is seeking a one-year extension of the Final Plan approval in accordance with Rhode Island General Laws (RIGL) Sections 45-53-4(d)(3)(iv). Please see the attached letter. The applicant is entitled to a one-year extension but must appear before the Planning Board with the request. The application was granted final approval on January 9, 2023. This extension would be retroactive to January 9, 2024, and will expire on January 9, 2025. Before that date approved plans and required easement(s) and other legal documents must be recorded in the town Land Evidence Records, or an additional extension request may be submitted to the Planning Board for consideration.

The following conditions of the Preliminary and Final Plan approvals remain in effect, and if not already satisfied, must be satisfactorily addressed prior to the issuance of building permits:

1. A minimum of 51 units of low & moderate income housing, as defined in the state affordable housing statute section 45-53-3, shall be provided as part of phase 1 of the development. At least 12 additional units of low & moderate income housing shall be provided as part of phase 2.
2. Prior to permitting, the developer must provide documentation to the Town to demonstrate compliance with RIDEM remediation requirements and any other requirements relative to the current environmental land use restriction (ELUR) on the property.
3. Ongoing inspections and maintenance of the stormwater management system shall be conducted in accordance with the approved operations & maintenance plan. A stormwater facilities maintenance easement, subject to the approval of the Town Solicitor, shall be recorded which will obligate the owner to properly maintain the stormwater system, and provide for, but not obligate the Town to access the easement area to perform necessary maintenance at the owner's expense, should the owner fail to do so.

4. Prior to permitting, the Applicant shall submit a revised landscape plan addressing requests of the Middletown Tree Commission discussed with the Applicant during its August 25, 2022, meeting, subject to review and approval by the Town Planner and Tree Commission Chair.
5. Prior to permitting, the Applicant's Traffic Impact Study report shall be revised to address the comments of Crossman Engineering as contained in the letter from Elizabeth McChesney, dated August 17, 2022.
6. Prior to permitting, the following outstanding comments by Crossman Engineering regarding stormwater management, as listed in Pare Engineering's response to comments memo dated August 22, 2022 (attached) shall be addressed, subject to approval of the Town Engineer:
 - a. Comment #3 – regarding pipe size needed to convey discharge from the 100-yr storm.
 - b. Comment #5 – regarding revision to the operations & maintenance plan to address necessary forebay maintenance.
 - c. Comment #7 – regarding providing cross section details for bioretention areas.
 - d. Comment #15 – regarding revision to the downspout so it matches the plans. Building Official to confirm locations prior to issuing building permit.
7. At building permit stage, the applicant shall demonstrate that roof runoff is routed as depicted on the approved stormwater management plan.
8. Applicant shall approach RIDOT regarding access and egress alterations and traffic signal suggestions.

Cc: Town Solicitor
Applicant



MESOLELLA DEVELOPMENT CORP.

3/1/2024

Ronald Wolanski
Town Planner

350 East Main Road
Middletown RI 02842

Dear Mr. Wolanski,

The Rosebrook Commons project planned at 1747 West Main Road received Final Approval from the Town of Middletown through Article 17 of the Middletown Zoning Code and RIGL Chapter 53 Low and Moderate Income Housing on January 9th 2023 with conditions. With that approval in place Rosebrook Commons has been preliminarily awarded \$10,886,850 in 9% Low Income Housing Tax Credits as well as \$7,960,000 in soft secondary state debt for a total of \$18,846,850 of funding. This was a great success not just in project finance but the advancement in developing affordable housing in Middletown and the State of RI. We are currently in a second round of requests and are intending to receive Firm Commitment from RI Housing Board at its April meeting with a project Closing in May.

Since that approval we have worked diligently to move the project forward by investing significantly in design development advancing both civil, landscape, and architectural design. Through the process of meeting approval conditions as well as input from HUD, RI Housing, and State Historic the project and design have moved forward significantly. Mesoelle Development Corp is requesting an updated deadline for recording of documentation. As noted in our meeting, based on our level of drawings, closing schedule, and the will to begin building permit review within 30 days, any accommodation that yourself and Planning Board members can make to expedite the extension is greatly appreciated. Rosebrook Commons is being touted by state leaders as a priority project in housing initiatives.

Sincerely,

Derek V Mesoellella