



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: March 1, 2024

Re: **Public Hearing** – Request of Valley Rd. MOB, LLC for modification to the building design for a previously approved Development Plan Review application for a proposed medical office building, including requested waivers from certain design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located on Valley Rd. approximately ¼ mile north of the intersection of Valley Rd. and East Main Rd., Tax Assessor's Plat 107NE, Lot 402B.

The applicant for the above reference project, which was previously approved by the Planning Board, is seeking approval to modify the building design. Attached are the approved building elevations and the proposed revised elevations. The revised elevations indicate some changes to the exterior facades, including to the number and location of windows on the east and north facades.

Below are the waivers previously approved (the complete Planning Board decision is attached). It appears that an additional waiver for not meeting the minimum area of windows on the north facade would be required.

Previously grant waivers:

1. **Section 521.1.B.1** – Parking lots located to the rear or side of building OR where site configuration does not allow for parking at rear or side, no more than one row of parking is located at the front, or two rows in the case of large-scale shopping centers and other situations where site conditions warrant; in either case, the number of parking spaces does not exceed 50 spaces. **Two rows of parking are located at the front of the building.**
2. **Section 521.2.C** – Building exteriors and roofs constructed of traditional materials. **Applicant is proposing the use of a metal roof, cellular composite siding, fiber cement board, and other synthetic materials.**
3. **Section 521.3.D.3** – A landscaped buffer at least 10' wide with a minimum 5' planting strip is provided between buildings and parking lots/driveways. **Proposed design does not comply at northerly, southerly, and westerly elevations.**

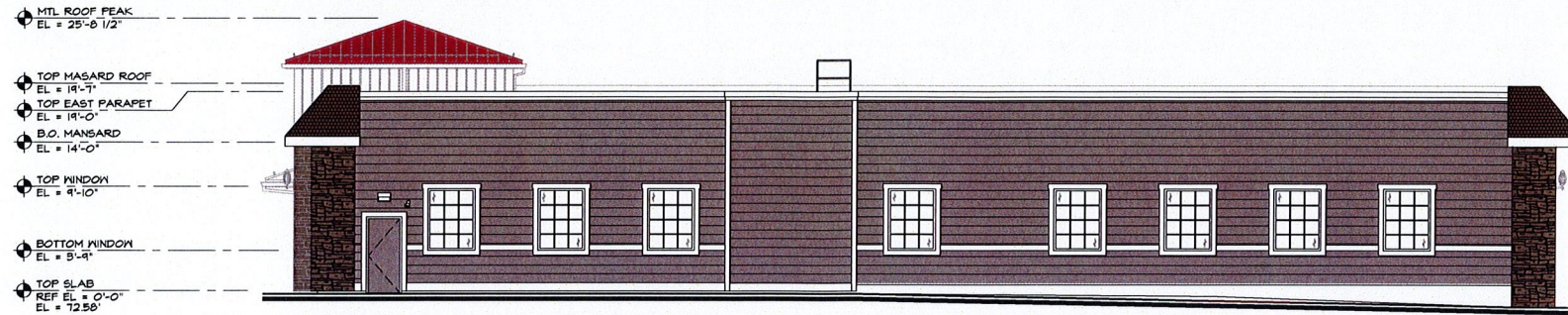
Additional requested waiver:

1. **Section 521.2.B. 1 & 2** – Windows must make up 20% – 60% of each façade and be of true or simulated divided-light design. **The amount of window glazing on façade(s) visible from the public way does not meet this requirement.**

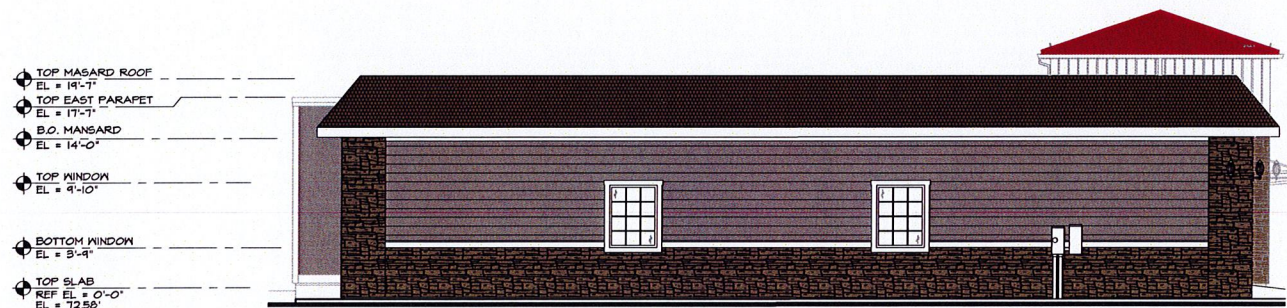
Required findings:

In accordance with section 309 of the Middletown Zoning Ordinance, prior to granting any development plan review approval, or issuing a recommendation in favor of approval to the Zoning Board of Review, the Planning Board shall find that:

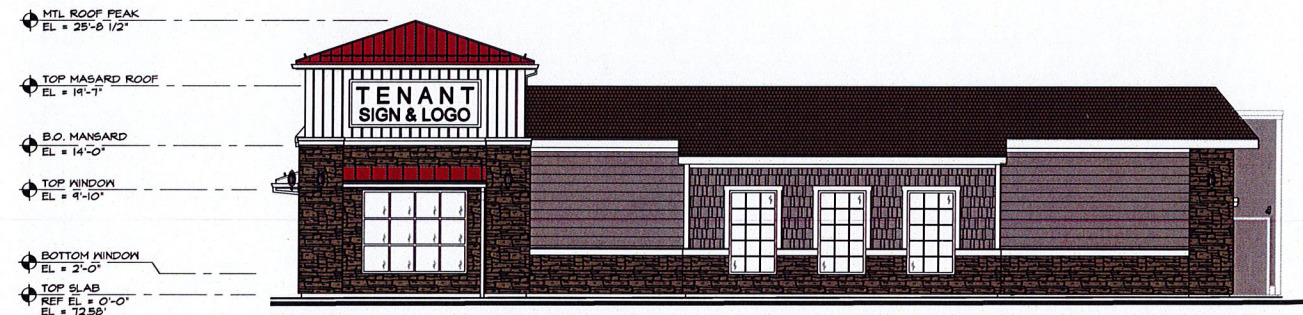
- (1) The granting of approval will not result in conditions inimical to the public health, safety and welfare;
- (2) The granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district;
- (3) The plans for such project 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.



4 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

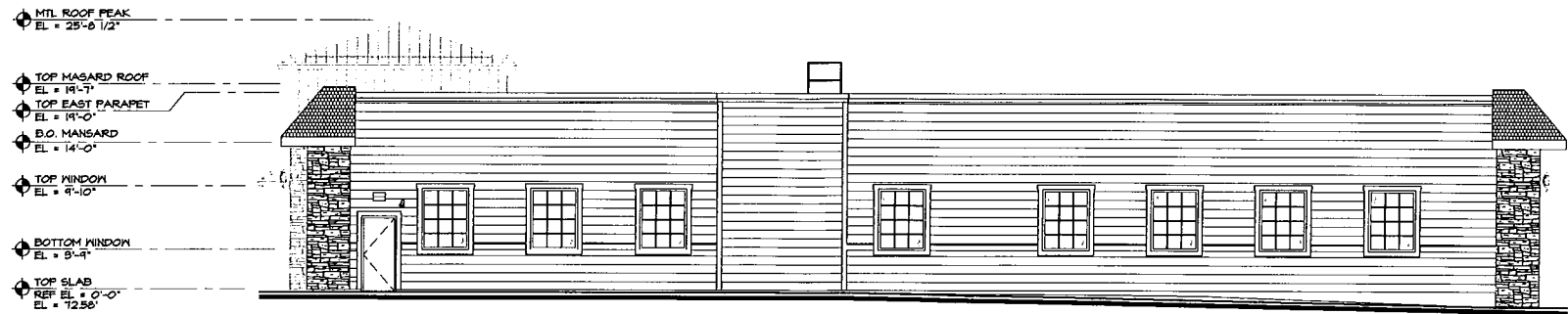


2 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

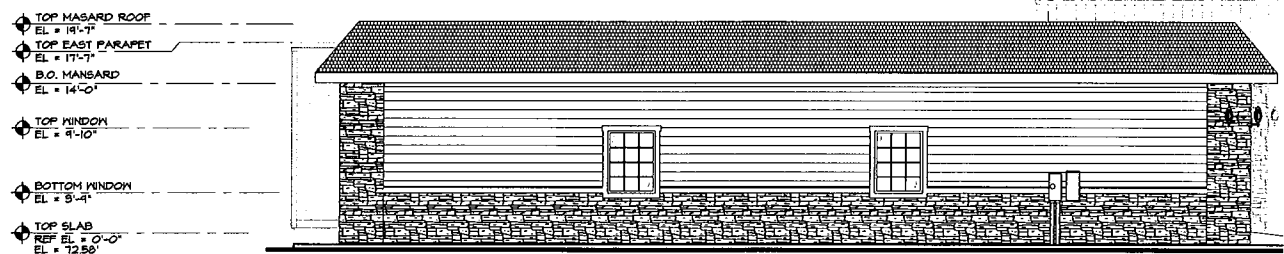
EXTERIOR FINISH SCHEDULE			
MATERIAL	MANUFACTURER	PRODUCT NO	DESCRIPTION/REMARKS
CELLULAR COMPOSITE SIDING	WESTLAKE ROYAL BUILDING PRODUCTS	CELECT 11" BOARD & BATTEN	COLOR: FROST
FIBER CEMENT BOARD SIDING	JAMES HARDIE BUILDING PRODUCTS	12" (10" EXPOSURE) LAP SIDING TEXTURE: SELECT CEDARMILL	COLOR: AGED FENTER
FIBER CEMENT BOARD SHAKE	JAMES HARDIE BUILDING PRODUCTS	14" (5" EXPOSURE) SHINGLE SIDING TEXTURE: SELECT CEDARMILL	COLOR: AGED FENTER
FIBER CEMENT BOARD TRIM	JAMES HARDIE BUILDING PRODUCTS	1x FCB TRIM BOARDS TEXTURE: SMOOTH	COLOR: ARCTIC WHITE
PAINT	SHERWIN WILLIAMS	SW 7005 PURE WHITE	FINISH: FLAT
STONE VENEER	WESTLAKE ROYAL BUILDING PRODUCTS	CULTURED STONE SOUTHERN LEDGESTONE	COLOR: GRAY



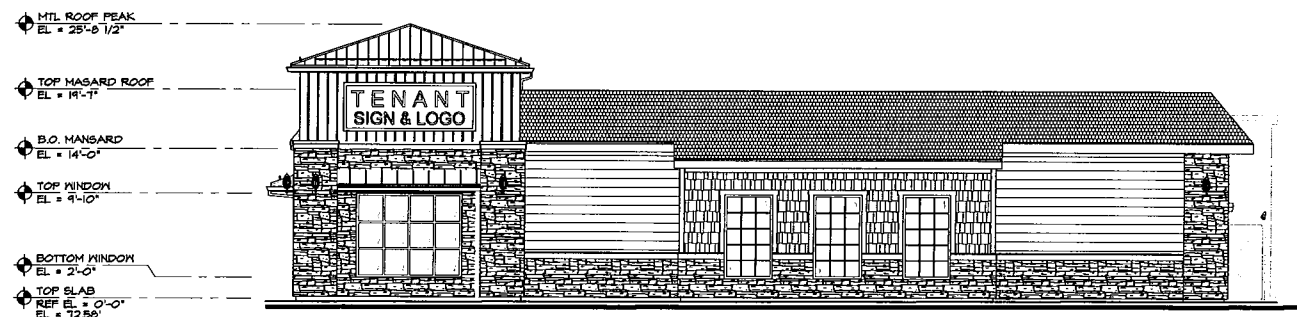
1 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

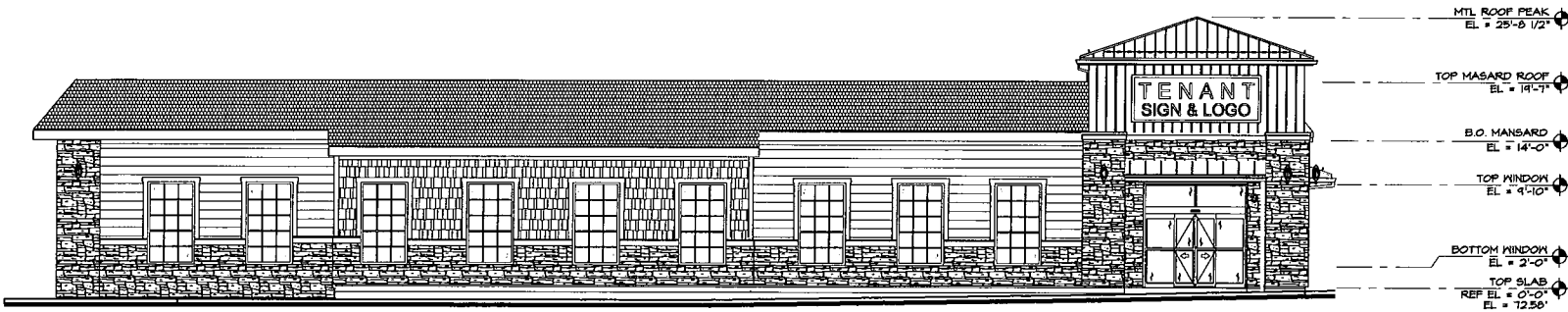


3 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

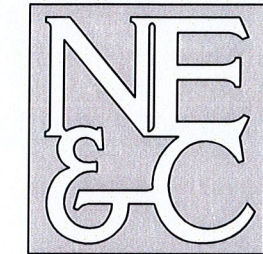


2 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
MATERIAL	MANUFACTURER	PRODUCT NO	DESCRIPTION/REMARKS
CELLULAR COMPOSITE SIDING	WESTLAKE ROYAL BUILDING PRODUCTS	CELECT II" BOARD & BATTEN	COLOR: FROST
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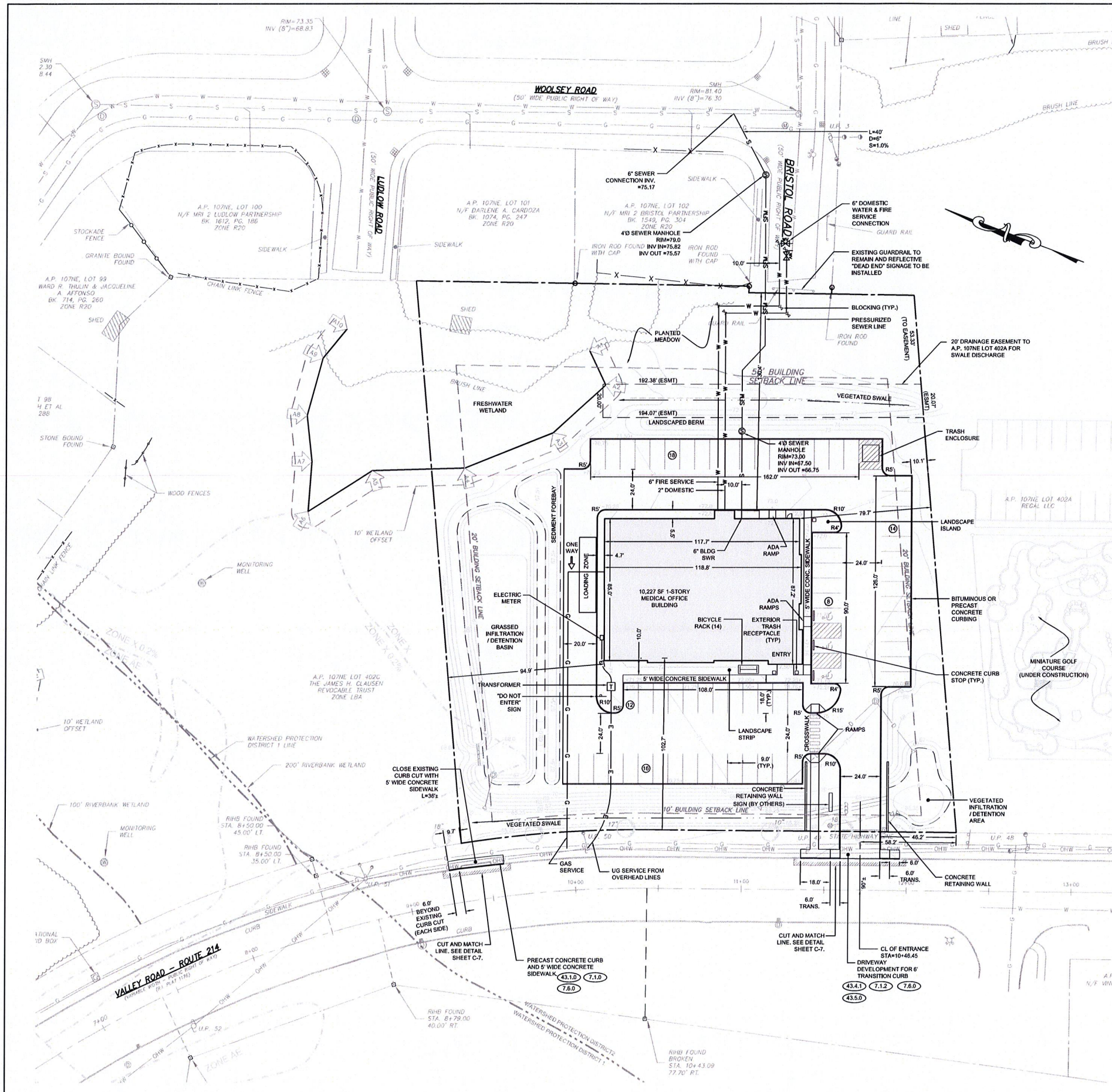
1 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



A KNOWLEDGE CORPORATION®

6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
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SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL



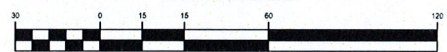
LEGEND:

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- ZONING BUILDING SETBACK
- STONE WALL
- CHAIN LINK FENCE
- STOCKADE FENCE
- GUARD RAIL
- BRUSH LINE
- GAS LINE
- SEWER LINE
- WATER LINE
- OVERHEAD WIRE
- ELECTRIC MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- HYDRANT
- GAS SHUT OFF
- SIGN
- BOUND
- IRON ROD
- PROPOSED CURBING
- W PROPOSED WATER SERVICE
- E PROPOSED UG ELEC SERVICE
- S PROPOSED SEWER SERVICE
- G PROPOSED GAS SERVICE

NOTE:

1. EXISTING CONDITIONS AND PROPERTY LINE SURVEY TAKEN FROM "HAPPY VALLEY SUBDIVISION, 3 LOT COMMERCIAL SUBDIVISION, ASSESSOR'S PLAT 107NE LOT 402, VALLEY ROAD (RT 214), MIDDLETOWN, RHODE ISLAND, MARCH 11, 2021 PERMIT SET, SHEETS L-1 THROUGH L-7, THE APPROVED FINAL SUBMISSION SET FOR THIS DEVELOPMENT. THE BOUNDARY PLANS OF SURVEY WITHIN THIS SET ARE COMPREHENSIVE, CLASS I, DOCUMENTS PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. CERTIFIED IN APRIL OF 2021.
2. BASE OF ELEVATIONS: NAVD83.
3. PROPERTY IS ZONED LBA (TRAFFIC SENSITIVE LIMITED BUSINESS). ABUTTING PROPERTIES ALONG VALLEY ROAD ARE ALSO ZONED LBA, RESIDENTIAL PROPERTIES TO THE REAR OF THE LOT ARE ZONED R-20 (HIGH DENSITY RESIDENTIAL).
4. UNDERGROUND UTILITIES SHOWN FROM OBSERVED EVIDENCE AND SUPPLEMENTED WITH INFORMATION TAKEN FROM MIDDLETOWN WEBOIS LAYERS. ADDITIONAL WATER MAIN INFORMATION PROVIDED BY NEWPORT WATER.
5. NORTH ARROW REFERENCES GRID NORTH (RSP NAD83).
6. THERE ARE FRESHWATER WETLANDS ON THE SUBJECT PROPERTY PER A DELINEATION PERFORMED BY NATURAL RESOURCES SERVICES IN JANUARY OF 2019.
7. SOIL EVALUATIONS SHOWN PERFORMED BY EDWARD J. AVIZINIS, CPSS, PHS IN NOVEMBER 2021. MONITORING WELLS MEASURED BY HOFFMAN ENGINEERING IN FEBRUARY OF 2023.
8. SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOOD ZONE, AS SHOWN ON FEMA FIRM 44005C0093J LAST REVISED SEPTEMBER 4, 2013.
9. THE UNDERGROUND UTILITIES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE UTILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. ALL DAMAGED PORTIONS SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AFFECTED UTILITY COMPANY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. WHEREVER CONNECTION OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR NEW LINES. PLEASE CALL DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE AND ALL LOCAL UTILITY COMPANIES.
10. REFER TO COMPLETE PROJECT NOTES ON SHEET C-2.
11. PROJECT PROPOSES 58.8% GREEN SPACE.

GRAPHIC SCALE



(in feet)
1"=30'

RIDOT NOTES:

1. ALL WORK TO BE DONE WITHIN THE STATE HIGHWAY RIGHT OF WAY (ROW) SHALL CONFORM TO THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION (AMENDED MARCH 2018) WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE L1 STANDARD DETAIL 5 1998 EDITION (AMENDED JUNE 2019) WITH ALL REVISIONS.
2. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION, INCLUDING ALL REVISIONS.
3. ANY UTILITY WORK PROPOSED ON THIS PLAN OR IN THE FUTURE WITHIN THE STATE RIGHT OF WAY MUST BE APPLIED FOR UNDER A SEPARATE RIDOT UTILITY PERMIT.
4. ALL DISTURBED AREAS WITHIN THE RIDOT R.O.W. SHALL BE LOADED AND SEEDED. REFER TO VEGETATIVE PRACTICE NOTES ON SHEET C-2.

No.	Revision	Date	App.
10	RELOCATE ADA PARKING & TRASH ENCL.	06FEB24	
9	REVISED FOR CONSTRUCTION	26NOV23	
8	FINAL PLAN REVISIONS	17JUL23	
7	RIDEM COMMENTS	24MAY23	
6	SITE REDESIGN	22FEB23	
5	PRELIMINARY SUBMISSION	29NOV22	
4	ADDED FIRE SERVICE CONNECTION	12OCT22	
3	RESPONSE TO RIDOT COMMENTS	23AUG22	
2	RESPONSE TO RIDEM COMMENTS	11AUG22	
1	PAP APPLICATION	18JUN22	

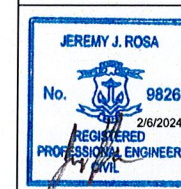
Designed By: JJR Drawn by: JJR Checked by: GES
Scale: 1"=30' Date: SEE REV.

Project Title:
VALLEY CROSSING
A.P. 107NE LOT 402B
VALLEY ROAD
MIDDLETOWN
RHODE ISLAND

Client/Owner:
JAMES H. CLAUSEN REVOCABLE TRUST
7067 VILLA ESTELLE DRIVE
ORLANDO, FL 32819

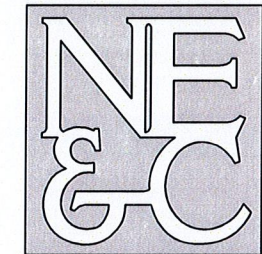
Issued for:
CONSTRUCTION

Drawing Title:
LAYOUT AND UTILITY PLAN



Drawing Number:
C-4
Sheet **4** of **10**
Project Number:
18225.5
Survey Index:

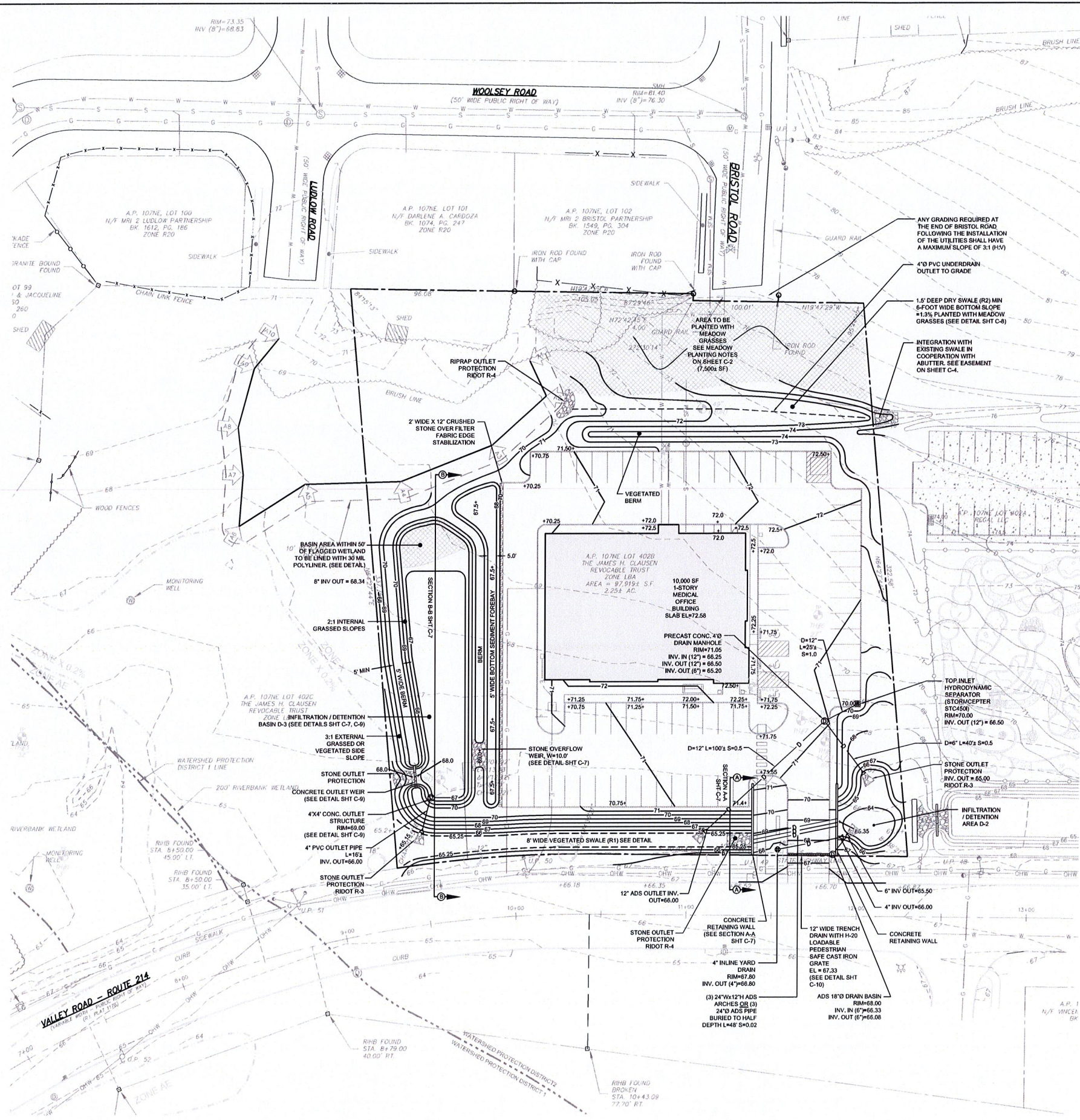
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.



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 TRANSPORTATION
 STRUCTURAL



LEGEND:

- PROPERTY LINE
- - - ABUTTER'S PROPERTY LINE
- - - TOPOGRAPHIC CONTOUR
- STONE WALL
- - - CHAIN LINK FENCE
- - - STOCKADE FENCE
- - - GUARD RAIL
- - - BRUSH LINE
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- - - SEWER LINE
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- ⊙ GAS SHUT OFF
- ⊙ SIGN
- ⊙ BOUND
- ⊙ IRON ROD
- ⊙ SOIL EVALUATION LOCATION
- PROPOSED CURBING
- PROPOSED WATER SERVICE
- PROPOSED UG ELEC SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED TOPOGRAPHIC CONTOUR
- +75.0 PROPOSED SPOT ELEVATION
- PROPOSED DRAIN LINE
- ⊙ PROPOSED DRAIN MANHOLE
- ⊙ PROPOSED TOP INLET STORMCEPTER

10	RELOCATED ADA PARKING & TRASH ENCL.	06FEB24
9	FINAL PLAN REVISIONS	17JUL23
8	RIDEM COMMENTS	24MAY23
7	SITE REDESIGN	22FEB23
6	TOWN REVISIONS	27DEC22
5	PRELIMINARY SUBMISSION	29NOV22
4	RESPONSE TO RIDEM COMMENTS	20SEP22
3	RESPONSE TO RIDOT COMMENTS	23AUG22
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1	PAP APPLICATION	16JUN22

Scale: 1"=30' Date: SEE REV.

Project Title:
VALLEY CROSSING
A.P. 107NE LOT 402B
 VALLEY ROAD
 MIDDLETOWN
 RHODE ISLAND

Client/Owner:
 JAMES H. CLAUSEN REVOCABLE TRUST
 7067 VILLA ESTELLE DRIVE
 ORLANDO, FL 32819

Issued for:
 PERMITTING

Drawing Title:
GRADING AND DRAINAGE PLAN

JEREMY J. ROSA
 No. 9826
 2/8/2024
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

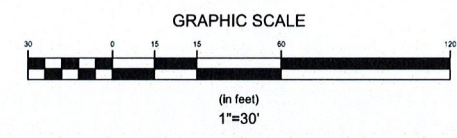
Drawing Number:
C-5

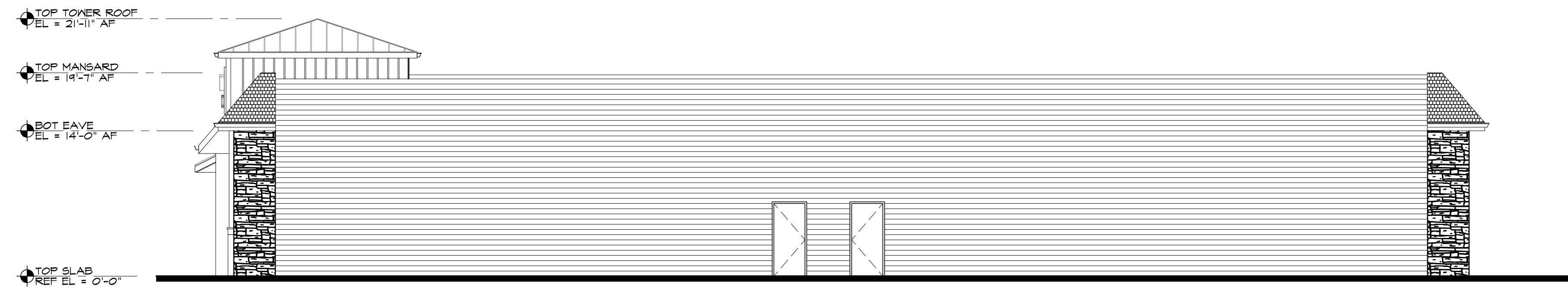
Sheet **5** of **10**

Project Number:
18225.5

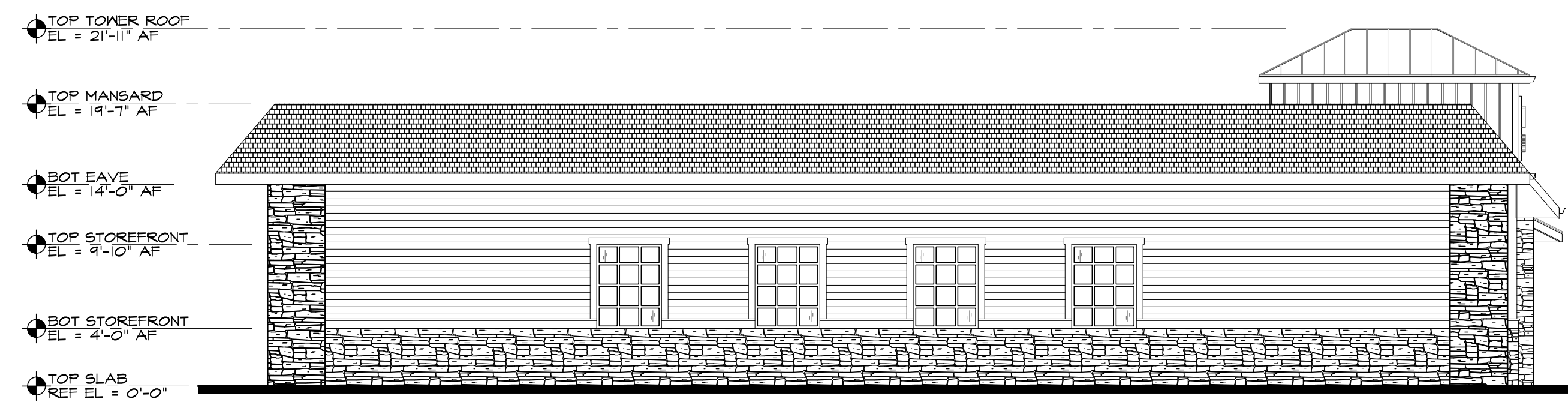
Survey Index:
 -

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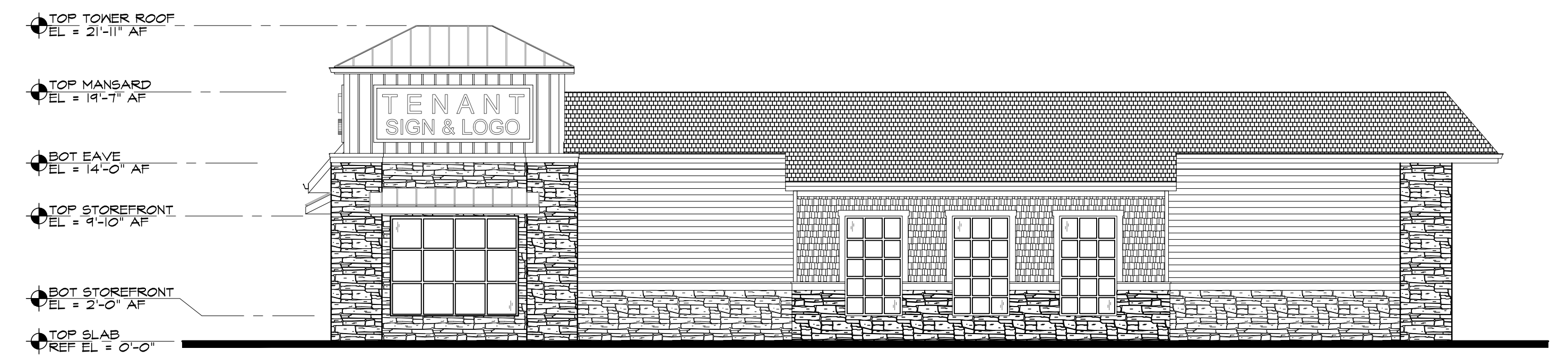




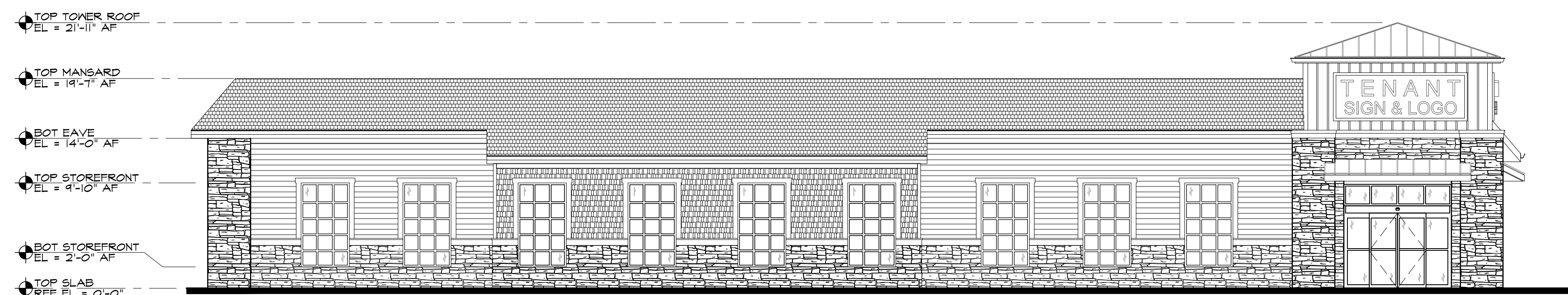
4 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



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: July 12, 2023

Re: Application of Bucci Development Inc. for Development Plan Review for a proposed medical office building and associated site work, including requested waivers from certain design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located on Valley Rd. approximately ¼ mile north of the intersection of Valley Rd. and East Main Rd., Tax Assessor's Plat 107NE, Lot 402B.

During its meeting of July 12, 2023, the Planning Board considered the above referenced application. At the conclusion of the public hearing, the Board voted 7-0-0 to approve the application, including the requested waivers listed below. The plans subject to this review and decision include the following:

- Site plans prepared by Northeast Engineers & Consultants, Inc., dated 5/24/23.
- Building elevations by Aharonian & Associates, Inc., dated 6/13/23.
- Landscaping plan by M.A. Desjardins, dated 5/23/23.

The approval is subject to the following conditions of approval:

1. Prior to permitting, the plans shall be revised to include a "Do-Not-Enter" sign facing west at the driveway on the north side of the proposed building where traffic exits the rear parking lot.
2. Prior to permitting, an ADA-compliant ramp shall be added at the rear entrance of the building.
3. Prior to permitting, the plans shall note the placement of the guard rail and reflective signage at the end of Bristol Rd.
4. Prior to permitting, the Stormwater Operations and Maintenance Manual shall be revised to include monitoring the runoff entering the site from Bristol Rd. for erosion. If necessary, erosion control measures shall be implemented.
5. Prior to permitting, a detail of the recommended one-foot-wide trench drain at the entrance from Valley Road shall be added to the plans.

6. Prior to permitting, a detail of the trash rack to be included in the detention basin design shall be added to the plans.
7. Prior to permitting, the plans shall be revised to indicate that the limits of proposed infiltration ponds shall be staked to prevent heavy equipment and materials from entering these areas during construction.
8. Prior to permitting, the plans shall be revised to provide a bike rack(s) with a total of at least 14 bicycle spaces.
9. Prior to permitting, the applicant shall provide the percentage of glazing on the road-facing building façade.
10. Prior to permitting, the applicant shall provide the calculation of landscaped area on the property.
11. Prior to permitting, the landscape plan shall be revised to include a 6' high landscape screening along the lot lines abutting residential properties or uses.
12. Prior to permitting, the landscape plan shall be revised to address comments of the Middletown Tree Commission as contained in email correspondence to the Planning Board dated July 4, 2023.
13. 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.

Waivers from the following commercial development design standards of Section 521 of the *Middletown Rules and Regulations Regarding the Subdivision and Development of Land* were granted:

1. **Section 521.1.B.1** – Parking lots located to the rear or side of building OR where site configuration does not allow for parking at rear or side, no more than one row of parking is located at the front, or two rows in the case of large-scale shopping centers and other situations where site conditions warrant; in either case, the number of parking spaces does not exceed 50 spaces. **Two rows of parking are located at the front of the building.**
2. **Section 521.2.C** – Building exteriors and roofs constructed of traditional materials. **Applicant is proposing the use of a metal roof, cellular composite siding, fiber cement board, and other synthetic materials.**
3. **Section 521.3.D.3** – A landscaped buffer at least 10' wide with a minimum 5' planting strip is provided between buildings and parking lots/driveways. **Proposed design does not comply at northerly, southerly, and westerly elevations.**

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

cc. Town Clerk
Building/Zoning Official

RECORDED: Aug 01, 2023 09:11A
DOC #: 00001246
RECEIPT #: 67565
WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI