



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: March 18, 2024

Re: 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.

During its meeting of March 13, 2024, the Planning Board considered the above referenced request. At the conclusion of the public hearing, the Board voted 4-0-0 to approve the request to modify the previously approved building design plans, including an additional requested waiver listed below. The plans subject to this review and decision include the following:

- Revised building elevations by Aharonian & Associates, Inc., dated February 5, 2024.

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 521.2.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.**

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: Mar 19, 2024 01:49P
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RECEIPT #: 69289
WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI