



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: April 1, 2024

Re: **Public Hearing** - Request of Oxbow Farms Realty Associates for a waiver from design standards section 521.2.B.2 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land for proposed installation of replacement windows not meeting design requirements in an existing building located on Rogers Lane, Assessor's Plat 105, Lot 292.

The applicant is proposing to install replacement double-hung windows in one of the buildings of the Oxbow Farms housing development. The proposed window design doesn't comply with the requirement for use of true or simulated divided-light windows. The proposed window design is consistent with that of windows recently installed in other buildings within the development.

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.B.2 – Windows: The applicant is requesting the use of windows that are not of true or simulated divided-light design as required by the design standards.

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 1011 of the subdivision regulations.

Please contact me with any questions regarding this matter.

CC: Applicant