



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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

To: William J. Nash, Jr., Vice Chair
Planning Board members

From: Ron Wolanski, Town Planner

Date: May 1, 2024

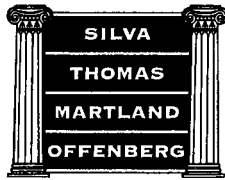
Re: Request of Donovan & Sons, Inc. for concept review of a proposed merger and redevelopment of abutting properties to allow modification of an existing business use located in the R-20A zoning district. Property located at 597 & 613 Aquidneck Ave., Assessor Plat 114, Lots 218 & 219.

The owner of the above referenced properties is requesting concept review of a potential redevelopment scenario for abutting properties located in the R-20A residential zoning district. Please see the attached request. One parcel contains an existing business, which is a legal nonconforming use. The abutting parcel contains a single-family dwelling. The proposal is to merge the lots and remove the existing dwelling, construct a new commercial building, and expand the parking lot serving the business.

The proposal would require submission of an application for a minor land development project as well as requests for zoning relief for the expansion of a nonconforming use and/or a use variance to allow the conversion of a residential use to a commercial use in the R-20 zoning district. Additional relief from zoning requirements or the land development regulations may also be needed, subject to review of a formal plan and application.

At this time the property owner is seeking input from the Planning Board as they consider development options. The Board will not vote or take other action relative to the presented concept.

Cc: Applicant



SILVA, THOMAS, MARTLAND & OFFENBERG, LTD.
ATTORNEYS & COUNSELORS AT LAW

ROBERT M. SILVA
ANDREW A. THOMAS
DAVID P. MARTLAND
CRISTINA M. OFFENBERG
SEAN M. BOUCHARD

April 3, 2024

Ronald Wolanski, Town Planner
Middletown Town Hall
350 East Main Road
Middletown, RI 02842

RE: 613 & 597 Aquidneck Avenue, Middletown, RI

Dear Mr. Wolanski,

I am writing on behalf of Donovan & Sons, Inc. who own the properties at 613 & 597 Aquidneck Avenue, Middletown, RI. The current Donovan & Sons operation is situated on 613 Aquidneck Avenue with a one-story single-family home located on 597 Aquidneck Avenue. We are writing to request a Conceptual Review by the Planning Board for a proposed plan to modify the two existing lots that would result in improved operations of the Donovan & Sons, Inc. operations on 613 Aquidneck Avenue. Enclosed you will find a copy of the proposed alterations for your review.

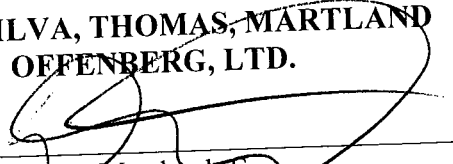
The specifics of the proposal would include the demolition of the existing single-family structure, merger of the two lots, and then the installation of additional parking area and storage building on the former 597 Aquidneck Avenue to better handle the business needs of Donovan & Sons, Inc. We believe this proposal will significantly improve on-site circulation as well as traffic issues on Newman Road and Aquidneck Avenue, however we would hope to receive feedback from the Planning Board prior to initiating any formal land development applications.

If you should have any questions or concerns with regard to this matter, please do not hesitate to contact our office.

With best wishes, I remain,

Very truly yours,

**SILVA, THOMAS, MARTLAND
& OFFENBERG, LTD.**


David P. Martland, Esq.

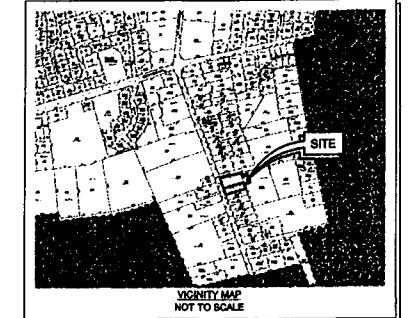
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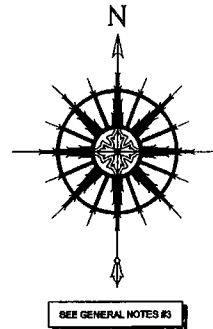
SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
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STRUCTURAL
MATERIALS TESTING

A KNOWLEDGE CORPORATION®

6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 848-0810 FAX (401) 848-4169
WWW.NORTHEASTENGINEERS.COM



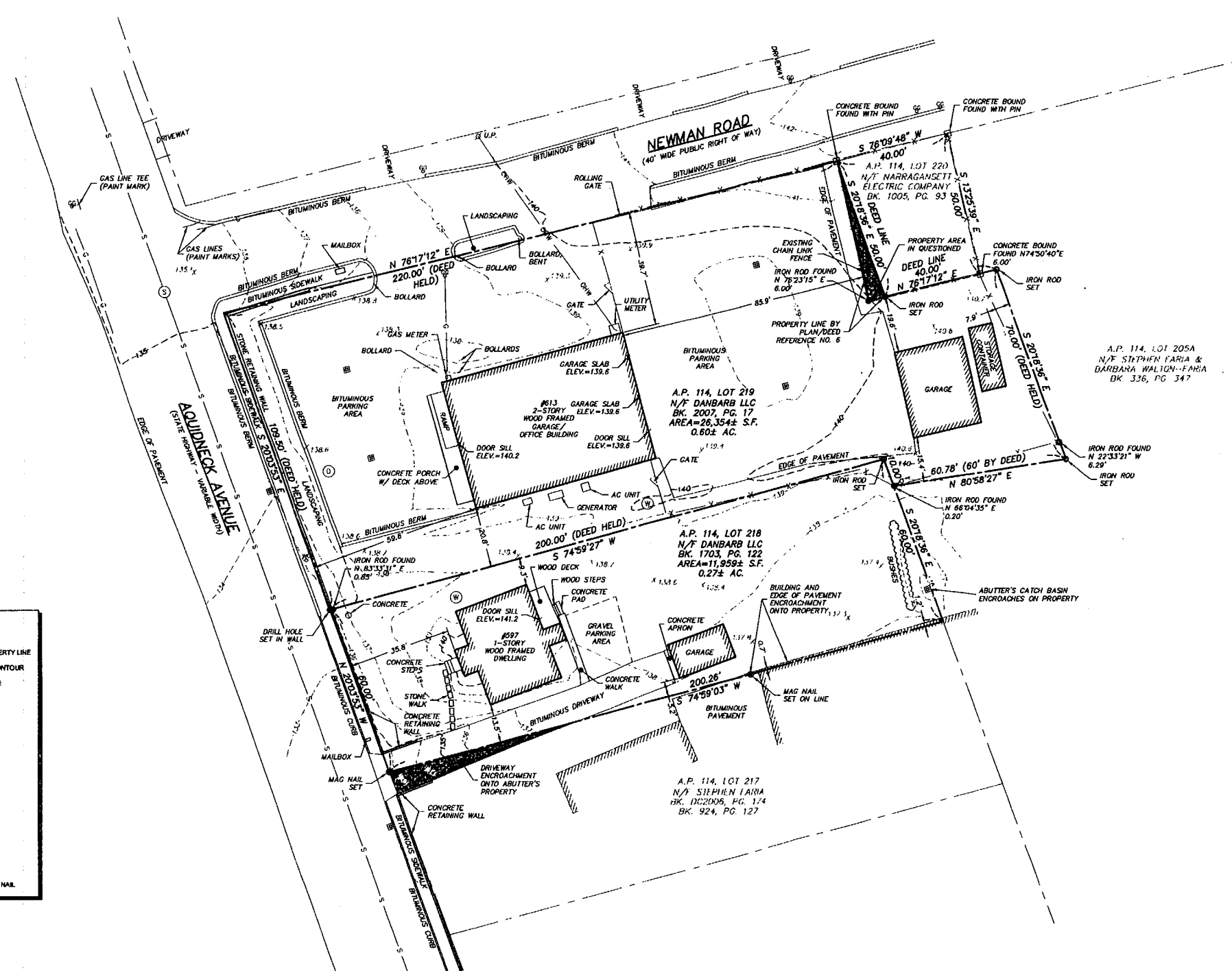
VICINITY MAP
NOT TO SCALE



SEE GENERAL NOTES #3

LEGEND:

---	PROPERTY LINE
---	ADJUTER'S PROPERTY LINE
-140-	TOPOGRAPHIC CONTOUR
X	CHAIN LINK FENCE
G	GAS LINE
S	SEWER LINE
OHW	OVERHEAD WIRE
⊙	DRAIN MANHOLE
⊙	SEWER MANHOLE
⊕	CATCH BASIN
⊕	GAS VALVE
U.P.	UTILITY POLE
⊙	WELL
⊙	SPOT ELEVATION
□	BOUND
⊙	IRON ROD
⊙	DRILL HOLE / MAG NAIL



CERTIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RUR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

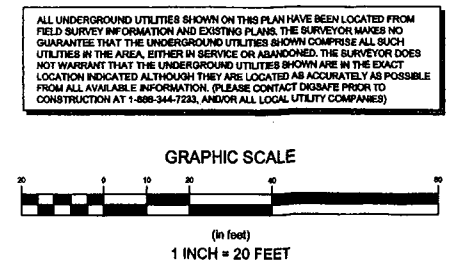
TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I, CLASS III, TOPOGRAPHIC SURVEY ACCURACY, CLASS T-2

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 114, LOTS 218 & 219 AND TO SHOW EXISTING PHYSICAL FEATURES AND TOPOGRAPHY.

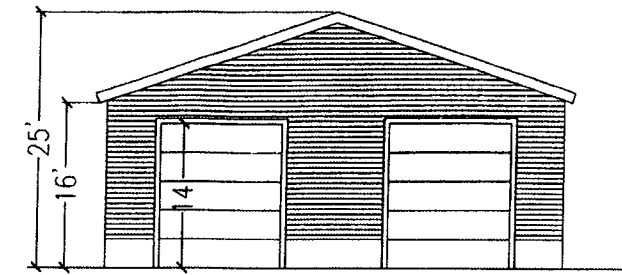
SEAN M. LEACH
No. 1907
PROFESSIONAL LAND SURVEYOR
DATE: 11/13/22
COA No. 350

- PLAN/DEED REFERENCES:**
- PLAN ENTITLED "PLAN OF LAND AP 114, LOTS 233 & 234 MIDDLETOWN, RHODE ISLAND 02842", PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. SCALE: 1"=20', DATE AUGUST 5, 2005.
 - PLAN ENTITLED "EXISTING CONDITIONS PLAN", HUGHES PROPERTY A.P. 114, LOTS 201 & 204 NEWMAN DRIVE MIDDLETOWN, RHODE ISLAND, PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. SCALE: 1"=30', DATE APRIL 2006, REVISED OCTOBER 2006.
 - PLAN ENTITLED "ADMINISTRATIVE SUBMISSION A.P. 114, LOT 204 NEWMAN AVENUE MIDDLETOWN, RHODE ISLAND", PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. SCALE: 1"=40', DATED DECEMBER 4, 2006.
 - PLAN ENTITLED "ZONING PLAN", A.P. 114, LOT 203 96 MORRISON AVENUE MIDDLETOWN, RHODE ISLAND, PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. SCALE: 1"=30', DATED MARCH 25, 2016.
 - PLAN ENTITLED "PLAN OF MINOR SUBDIVISION OF LAND", 608 AQUIDNECK AVENUE A.P. 114 LOT 111 MIDDLETOWN, RI 02842, PREPARED BY JOHN BRAGA & ASSOCIATES, INC. SCALE: 1"=30', DATED 02/20/16, REVISED 07/13/16.
 - PLAN ENTITLED "PLAT OF LOTS, MIDDLETOWN, RI, PROPERTY OF MRS. MARY S. MORRATY, WM. H. LAWTON, C.E., 10/15/24, RECORD FILED PLAT NOT FOUND, DEED REFERENCE BOOK 36 PAGE 638

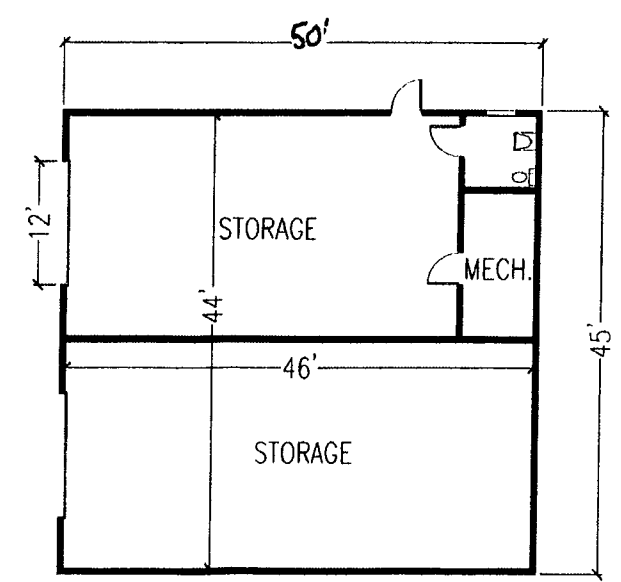
- GENERAL NOTES:**
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN OCTOBER 2022.
 - VERTICAL DATUM IS NAVD83.
 - NORTH ARROW AND BASIS OF BEARING BASED ON RTNWSNS OBSERVATION.



No.	Revision	Date	App.
Designed By:	Drawn by: VAL/JDC	Checked by: SML	
Scale:	1"=20'	Date:	08NOV2022
Project Title:			
A.P. 114, LOTS 218 & 219 597 & 613 AQUIDNECK AVENUE MIDDLETOWN, RHODE ISLAND			
Client/Owner:			
DANIEL D. DONOVAN III 800 AQUIDNECK AVE. MIDDLETOWN, RI 02842			
Issued for:			
Drawing Title:			
LIMITED CONTENT BOUNDARY SURVEY WITH EXISTING CONDITIONS AND TOPOGRAPHY			
Drawing Number:		L-1	
Sheet		1 of 1	
Project Number:		22141.0	
Survey Index:		13 - 114 - 218 & 219	
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.			



3 WEST ELEVATION- PROPOSED STRUCTURE
1/8"=1'-0"



2 FLOOR PLAN- PROPOSED STRUCTURE
1/8"=1'-0"

NOTE: PROPERTY LINES, ZONING SETBACKS, LOT COVERAGE, ETC., LOCATION OF EXISTING AND PROPOSED STRUCTURES AND ANY OTHER SITE FEATURES TO BE VERIFIED BY CIVIL ENGINEERS.

