



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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

Memorandum

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

From: Ron Wolanski, Town Planner

Date: April 29, 2024

Re: **Request for extension of Master Plan approval** - Application by Samuel's Realty Co., Inc. for a major land development project (Polo Center expansion) for a proposed mixed-use development including 60 new residential units and approximately 4,000 sq.ft. of new commercial space, with existing commercial space pursuant to Article 27A of the Middletown Zoning Ordinance. The subject property is located at 656 & 670-716 Aquidneck Ave., Assessor's Plat 114, Lots 107, 107A, 107B, 107D, 107E, 108 & 109.

During its meeting of May 11, 2022, the Planning Board voted 6-1-0 to grant Master Plan approval of the application referenced above. The applicant is now seeking a one-year extension of that approval. State law allows two 1-year extensions upon written request by the applicant, and additional extensions at the discretion of the Planning Board (see RIGL §45-23-40(g)). Please see the attached letter from the applicant's attorney requesting the extension.

Please contact me with any questions.

Cc: Applicant



GALVIN LAW
NEWPORT, RHODE ISLAND

April 22, 2024

Ron Wolanski, Planner
Town of Middletown
350 East Main Road
Middletown, RI 02842

Re: Samuel's Realty Co., Inc.
656 & 670-716 Aquidneck Avenue
Assessor's Plat 114, Lots 107, 107A, 107B, 107D, 107E, 108 & 109

Dear Mr. Wolanski:

On May 11, 2022, the Middletown Planning Board approved Samuel's Realty Co., Inc.'s ("Samuel's") application for Master Plan approval of a major land development project for a proposed mixed-use development regarding the above referenced property.

Samuel's is requesting a one-year extension of the master plan approval. Samuel's engineers are continuing to work with DEM on drainage solutions for the project. Additional time is required to solve some of the issues before filing a preliminary plan application.

Please contact me with any questions related to this request. Please place this on the May 8, 2024 agenda.

Yours truly,

Girard Galvin

Girard Galvin

GG/smf