

CCE Development, LLC
499 East Main Road
Middletown, RI 02842

June 12, 2024

Anita Guo
aguo@middletownri.com
Town of Middletown
350 East Main Road
Middletown, RI 02842

RE: Development Impact Statement – Grange Building, 499 East Main Road, Middletown, RI

Dear Anita:

As the applicant for modifications to the above referenced property, I would like to provide the following information as required by the Zoning Code paragraph 310 – Development Impact Review:

Impact Statement:

The existing Grange Building currently houses both functional restaurant and office spaces. Our proposed plan is to convert this property into much needed residential dwelling units.

Because these modifications will actually reduce the number of total occupants in the subject structure, modifications to the site will not require any large scale site changes:

- a. Current traffic conditions on the site remain unchanged
- b. Existing utility connections to the building remain unchanged as much as possible, utilizing spare conduits, etc, existing sewer, water, etc.
- c. There are no wetlands or ecological impact and the characteristics of the site remain unchanged

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- d. There are no modifications to the existing site conditions and no additional site lighting. The completed and any necessary egress improvements to the building will be complimentary to its historic character.

Drawings of the improvements are included with this submission. Please let me know if you should have additional questions or concerns.

Sincerely,



Jeff Lipshires

Member

CCE Development