



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842
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To: William J. Nash, Jr., Vice Chair
Planning Board members

From: Ron Wolanski, Town Planner

Date: June 27, 2024

Re: **Public Hearing** – Application for combined Preliminary and Final Development Plan Review by Jeff Lipshires on behalf of CCE Development, LLC for adaptive reuse of an existing commercial building to establish a 14-unit multi-family dwelling structure under the provisions of Middletown Zoning Ordinance Section 728. Property located at 499 East Main Road, Tax Assessors Plat 113, Lot 27.

The applicant is proposing to convert an existing office/restaurant commercial building to a fourteen-unit multi-family dwelling structure through adaptive reuse. The project is proposed to stay within the existing footprint of the structure, with the addition of windows and minor changes to accommodate upgrades related to the building and fire codes and utilities. The property is located on 499 East Main Road, in the Office Business (OB) zoning district. No sitework is proposed. Under the new provisions, adaptive reuse, where at least 50% of the existing gross floor area is developed into residential units, is permitted by right in all zoning districts.

Site plans, landscape plan, building design drawings and other submitted items are attached. Application materials can also be viewed online at: <https://www.middletownri.gov/504/Planning-Board-Meeting-Packets>. Requests for comments and plans were provided to the DPW Director, Town Engineer, Building/Zoning Official, Fire Department, Tree Commission, and Roads & Utilities Committee. Any comments received will be provided as they become available.

TRC Review:

The Technical Review Committee (TRC) reviewed the application during its meeting on June 21, 2024. Proposed project scope, layout, and other aspects of the plan were discussed. Following its review, the TRC unanimously voted to forward a positive recommendation to the Planning Board.

Required findings for Development Plan Review approval:

In accordance with section 309 of the Middletown Zoning Ordinance, prior to granting any development plan review approval, or issuing a recommendation in favor of approval to the Zoning Board of Review, the Planning Board shall find that:

- (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.