



Town of Middletown
Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: April 1, 2021

Re: **Public Hearing** – Application of Aquidneck Crossing, LLC for combined Master, Preliminary and Final Plan approval for a major land development project and Development Plan Review approval for a proposed mixed-use development including 12 residential units and 10,124 sq.ft. of office space contained in two existing buildings pursuant to Article 27A of the Middletown Zoning Ordinance. Property is located at 438 East Main Rd., at the intersection of Forest Ave. and East Main Rd., Assessor's Plat 113, Lot 3.

The applicant is proposing to convert an existing office building on the above referenced property from office use to multi-family residential use. A second building on the property would remain offices. The applicant is requesting approval for this project under the town's mixed-use ordinance (Article 27A, Middletown Zoning Ordinance). Given the limited nature of the site modifications, with most work being the interior conversion, the applicant is requesting combined review and approval of the Master, Preliminary, and Final Land Development Project plans. Review by the Technical Review Committee will be completed prior to the public hearing.

Please note that while the hearing notice has been mailed to abutting property owners, due to the timeframes for advertising in the newspaper, the advertisement could not be placed in time for the April 14th meeting. This was discovered after the notice to abutters was mailed.

Therefore, it is necessary to postpone the public hearing until a later date. **I recommend continuing this matter to the Planning Board's May 12th regular meeting.**

Cc: Applicant