



## Town of Middletown Planning Department

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

### Development Plan Review Notice of Planning Board Recommendation

To: James Miller, Chairman  
Middletown Zoning Board of Review

From: Paul A. Croce, Chairman  
Middletown Planning Board

Date: April 16, 2021

Re: Application for Development Plan Review by John and Pamela Wallace including request for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521 for construction of a mixed-use building with garage and associated site work on property located at 819 Aquidneck Ave., Plat 114 Lot 129.

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Pursuant to Sections 306 and 602 of the Middletown Zoning Ordinance, during its meeting of April 14, 2021 the Planning Board reviewed plans and voted 7-0-0 to forward to the Zoning Board of Review a positive recommendation regarding the above referenced application. The plans subject to this review and recommendation include the following:

- Site plans prepared by Mount Hope Engineering, Inc., revised April 7, 2021
- Building elevations by Stephen Sullivan, Inc. revised April 9, 2021
- Site lighting plan by Stephen Sullivan, Inc. dated April 8, 2021
- Landscaping plan by Infinity Design Group, revised 4/12/2021.

The positive recommendation was granted subject to the following waivers, conditions of approval, and findings:

Waiver granted from the commercial development design standards:

1. 521.2.A.4 – Commercial garage door visible from the public way.

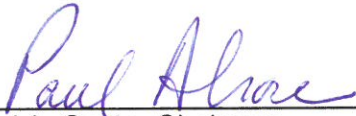
Recommended conditions of approval:

1. Prior to permitting, revised stormwater runoff calculations using the current 100-year storm rainfall amount must be provided, subject to the Town Engineer's approval.
2. Required maintenance of storm water treatment facilities shall be performed on an ongoing basis in accordance with the storm water management plan. Prior to issuance of building permits, a storm water maintenance easement, in a form acceptable to the Town Solicitor, shall be recorded in the Land Evidence Records. Said easement shall allow town access to the site to perform necessary maintenance of the storm drainage facilities should the owner fail to do so, with the owner being responsible for the cost of such work.

3. Access driveways shall be one-way, with the southerly driveway identified as enter only, and the northerly driveway identified as exit only. Appropriate signage to be installed at the time of construction.
4. During construction, finished grading shall be confirmed to be consistent with, and ensure proper functioning of the stormwater management design plan.
5. As part of the project, the existing stone wall along the southerly property line shall be restored in accordance with the specifications identified in the town's stone wall ordinance, Town Code Chapter 97.
6. Prior to permitting the required landscape maintenance plan shall be submitted for review and approval by the Middletown Tree Commission.

Findings:

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.



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Paul A. Croce, Chairman  
Middletown Planning Board

cc. Building Inspector  
Applicant

RECORDED: Apr 20, 2021 12:52P  
DOC #: 00001503  
RECEIPT #: 60822  
WENDY J. W. MARSHALL, TOWN Clerk  
TOWN of MIDDLETOWN, RI