

**Town of Middletown Planning Board
Impact Statement
438 East Main Road**

Traffic and parking conditions on site and within the surrounding area

The parking conditions currently at the site will not be altered. The current number of parking spaces available on site is 92 spaces and the parking requirement for the two office buildings is 67 spaces. The two office buildings combined square footage is 22,410 square feet. The Town of Middletown requirement is 3 spaces per 1,000 square feet yielding a parking space requirement of 67.

The conversion to 12 two-bedroom units would decrease the parking requirement. The remaining office building would require 30 parking spaces. The office building square footage is 10,124 square feet and requires 3 spaces per 1,000 square feet yielding a parking requirement of 30 spaces.

The 12 two-bedroom unit building requires 2 spaces per unit, one for each bedroom, yielding a parking space requirement of 24 spaces.

Upon approval of the conversion, the total parking spaces required would be 54 spaces and the current number of parking spaces on the site of 92 will not be altered.

Municipal utilities and services, including water supply, sewage disposal, storm drains, police, fire protection, emergency services, schools, and other town services.

The proposed plan does not alter the site conditions and therefore, we expect no change in storm water management. The conversion from office to residential also should have no impact on police, fire protection or emergency services compared to office and we expect there to be a modest increase in water and sewage usage. Currently, the building is mostly vacant, and the current usage does not reflect a fully occupied building; however, based on residential occupancy and the RIDEM guideline of 110 gpd per bedroom, the estimated usage for water and sewer is about 963,600 gallons annually and the same for sewer. As for school impact, we anticipate this to be minimal since two-bedroom one bath units in a three-story building with no amenities are not desirable for families.

The physical and ecological characteristics of the site and surrounding land, including wetlands, floodplain, vegetation, wildlife habitat, and other environmental conditions.

The proposed plan does not alter the site conditions and therefore, we anticipate no change to the current conditions affecting wetlands, floodplain, vegetation, wildlife habitat, and other environmental conditions.

The character of the community, including scenic, historic, and archaeological conditions; scale, placement, lighting, parking, and use of open space.

The proposed plan removes the front overhang of the proposed residential building allowing for more natural light in the units and cleaner building façade. Other than that, there is no planned changes that would impact the historic, archaeological conditions, scale, placement, lighting, parking, and use of open space.