

July 29th, 2024

Planning Department
Attn: Ron Wolanski
Town of Middletown
350 East Main Road
Middletown RI 02842

Re: Request for Concept Review

Mr. Wolanski:

I am writing to request the opportunity to present a revised concept plan to the Planning Board in August for my property at 985 Aquidneck Ave, owned by Seascape Holdings LLC. I am the principal of Seascape Holdings LLC as well as Trademark Builders LLC that occupies a portion of the property that this improvement is intended for. As you know, a proposal was presented to the board for this property at the June meeting. At that meeting, concerns were expressed regarding the building design and excessive waiver requests. As you will see in the proposed revisions, we have gone to great lengths to reconfigure the building location to significantly reduce the setback variance request to the northerly lot line and provide a revised building design that provides architecture cohesive with the existing building on site. This revision also eliminates many of the waiver requests associated with the previous design, and significantly improves the elevations visible from the public right of way while reducing the visual massing by presenting a smaller gable end elevation to the streetscape.

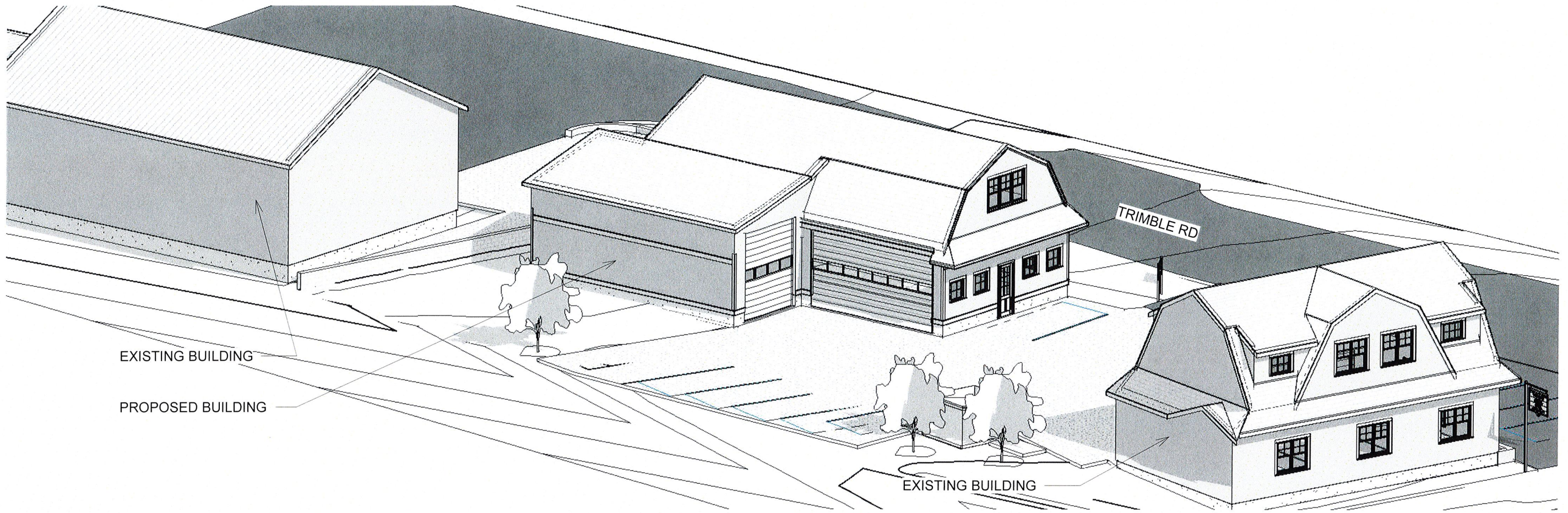
Upon your approval, we will provide all necessary materials in the format required by your office.

Thank you for your time and consideration.



Gregory Coe
Seascape Holdings, LLC
Trademark Builders, LLC



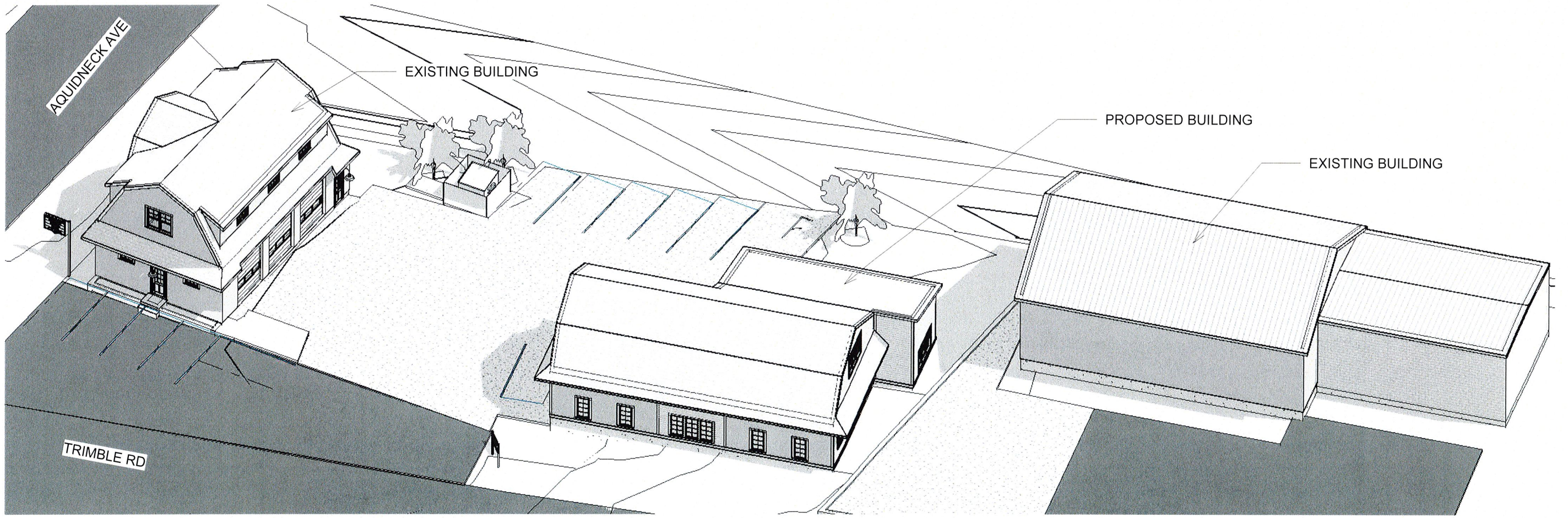


EXISTING BUILDING

PROPOSED BUILDING

TRIMBLE RD

EXISTING BUILDING



EXISTING BUILDING

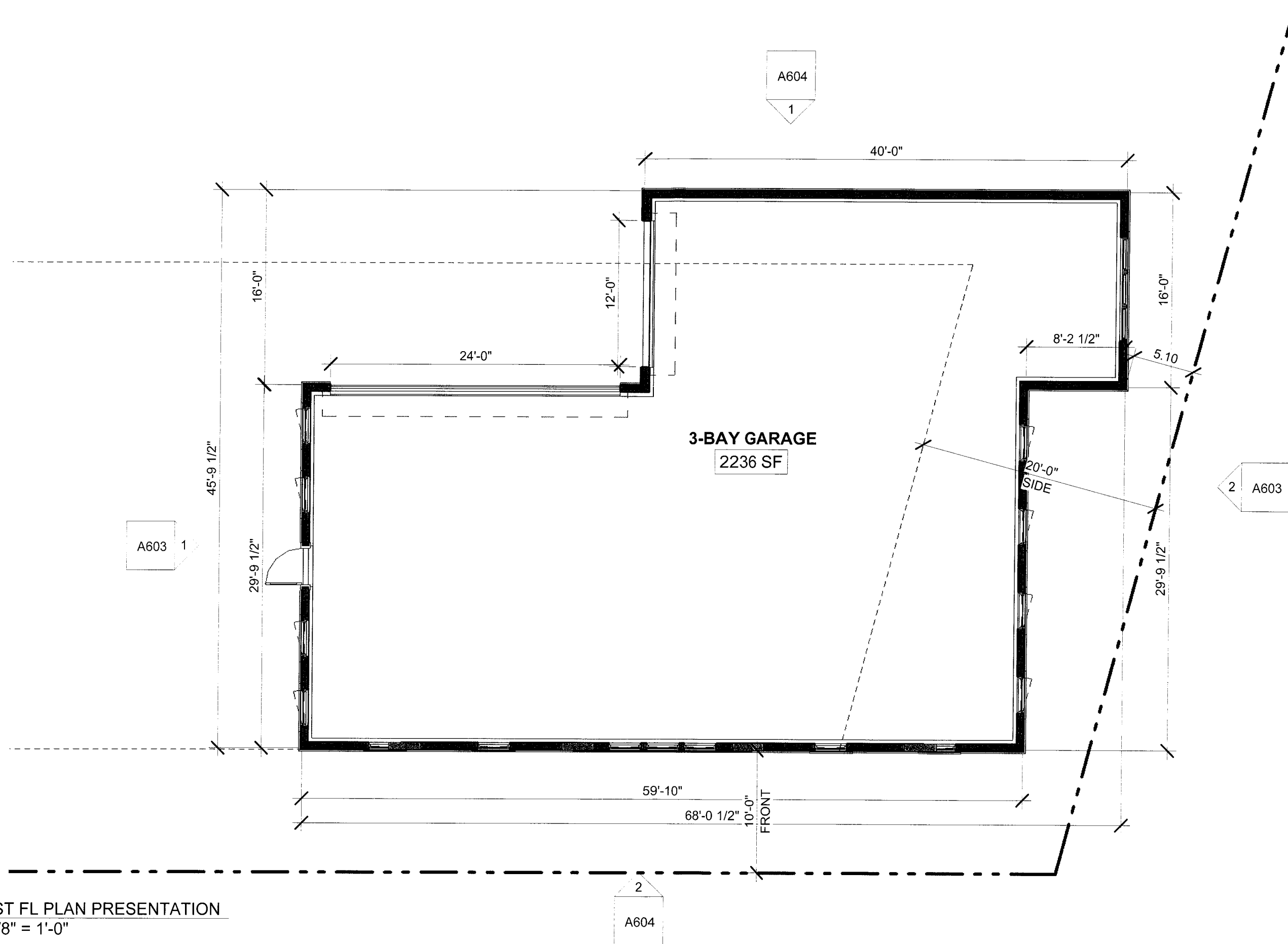
PROPOSED BUILDING

EXISTING BUILDING

AQUIDNECK AVE

TRIMBLE RD





1 1ST FL PLAN PRESENTATION
1/8" = 1'-0"



HERK WORKS

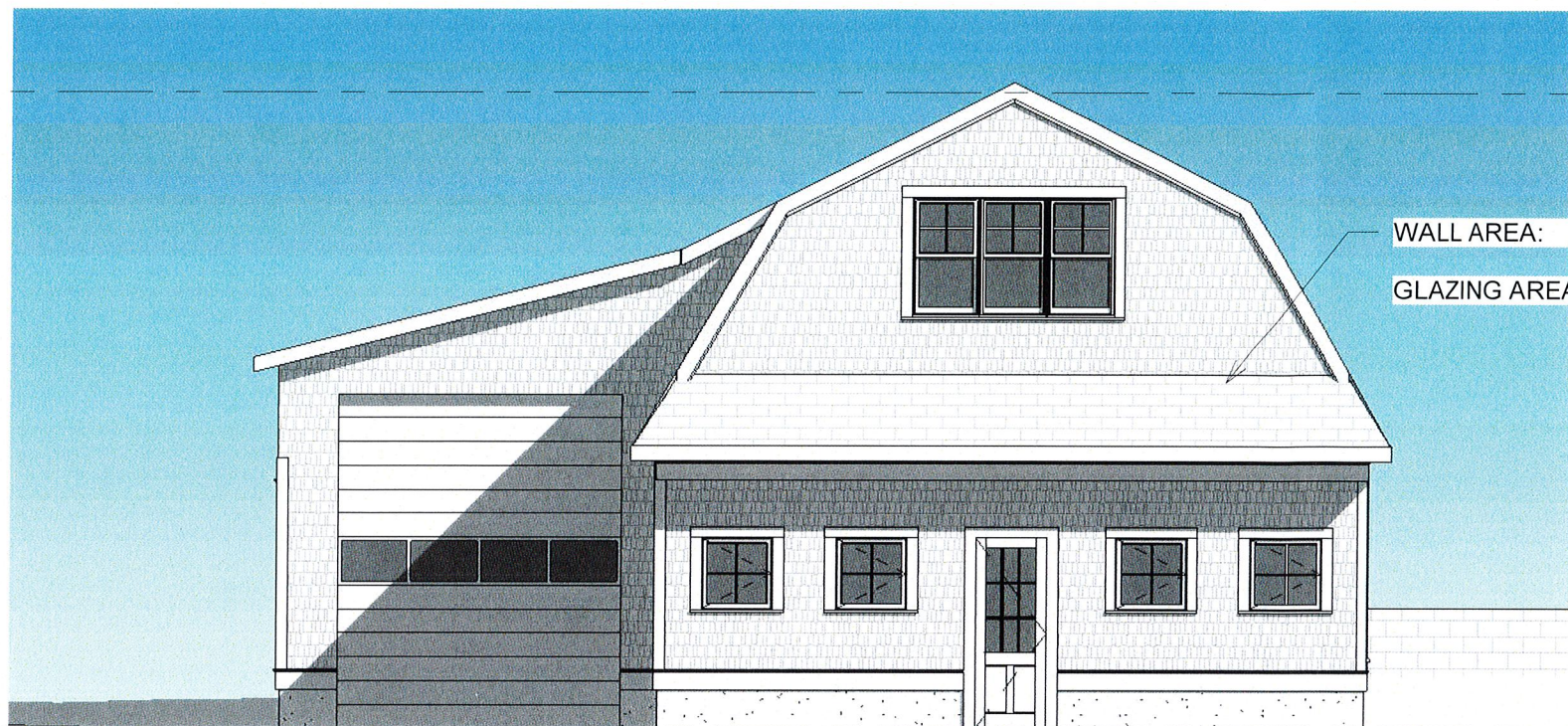
401.662.7875 Dan@Herk-works.com

985 AQUIDNECK AVE
MIDDLETOWN RI 02842

PLANS

7/9/2024 11:47:34 AM

A602



T.O. RIDGE
165' - 2" 

WALL AREA: 450 SF
GLAZING AREA: 90 SF

PROJECT INFO

WEST ELEVATION

WALL AREA: =450 SF
WINDOW AREA: = 94 SF
= 20%

EAST ELEVATION

WALL AREA: =600 SF
WINDOW AREA: =122 SF
= 20%

SOUTH ELEVATION

WALL AREA: =472 SF
WINDOW AREA: =95 SF
= 20%

T.O. SLAB
138' - 7" 

1 FRONT ELEVATION (WEST)
1/8" = 1'-0"



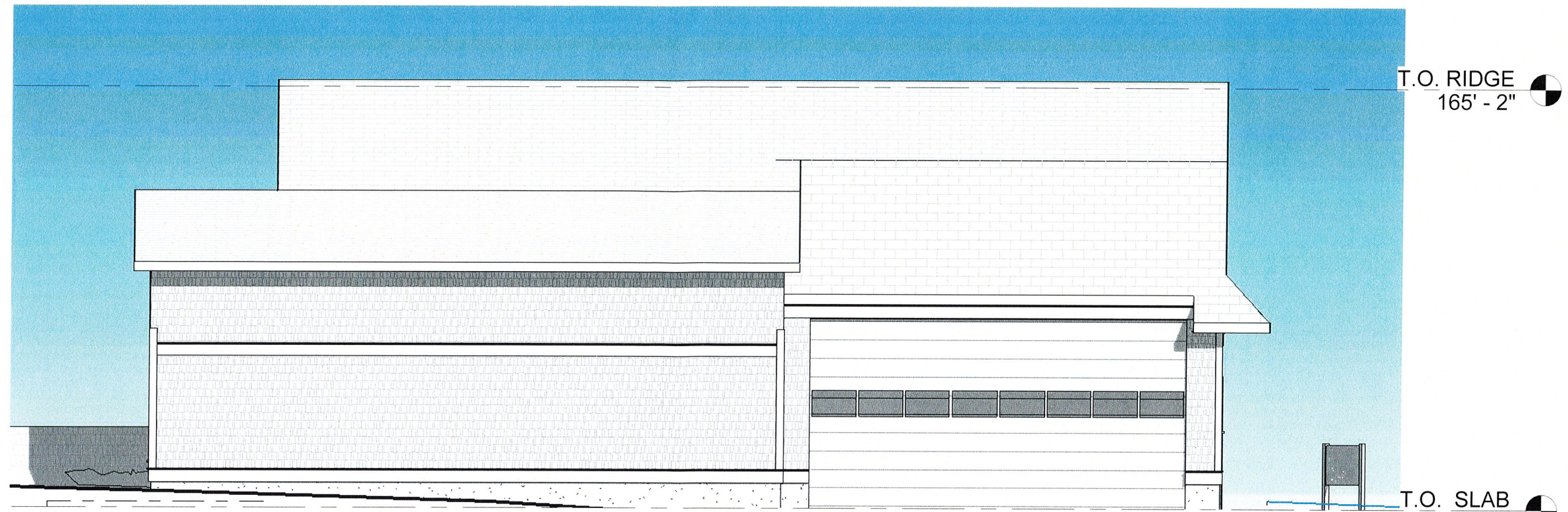
T.O. RIDGE
165' - 2" 

WALL AREA: 420 SF
GLAZING AREA: 79 SF

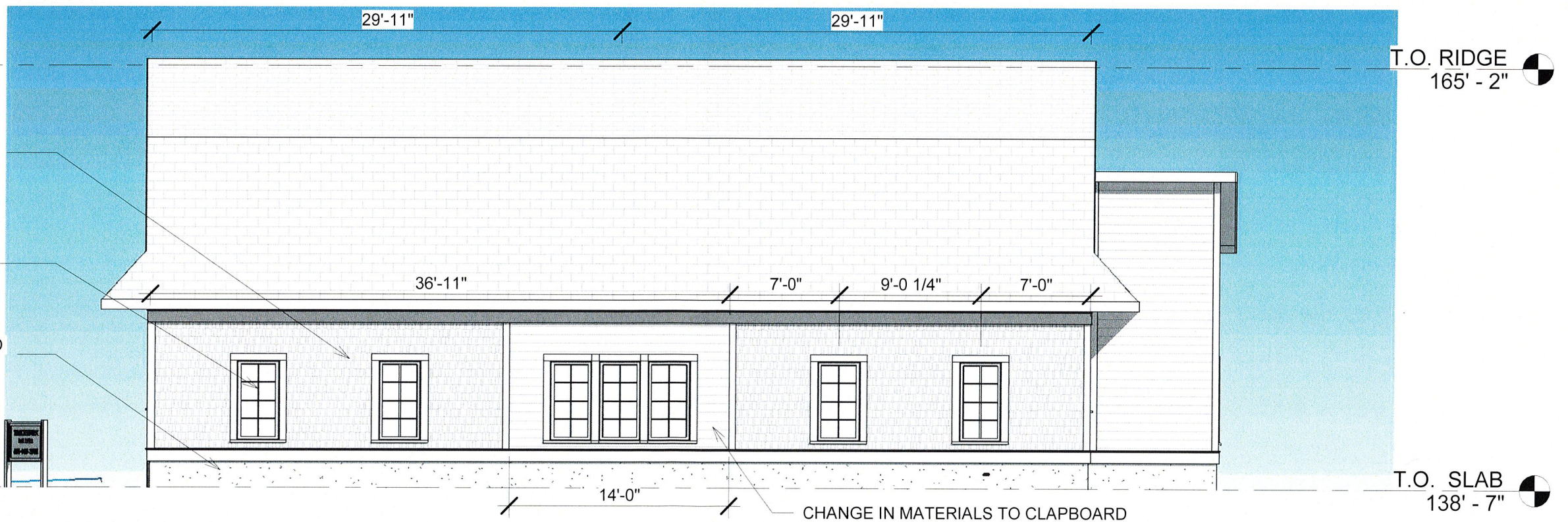
WALL AREA: 180 SF
GLAZING AREA: 43 SF

T.O. SLAB
138' - 7" 

2 REAR ELEVATION (EAST)
1/8" = 1'-0"



1 SIDE ELEVATION (NORTH)
1/8" = 1'-0"



2 SIDE ELEVATION (SOUTH)
1/8" = 1'-0"

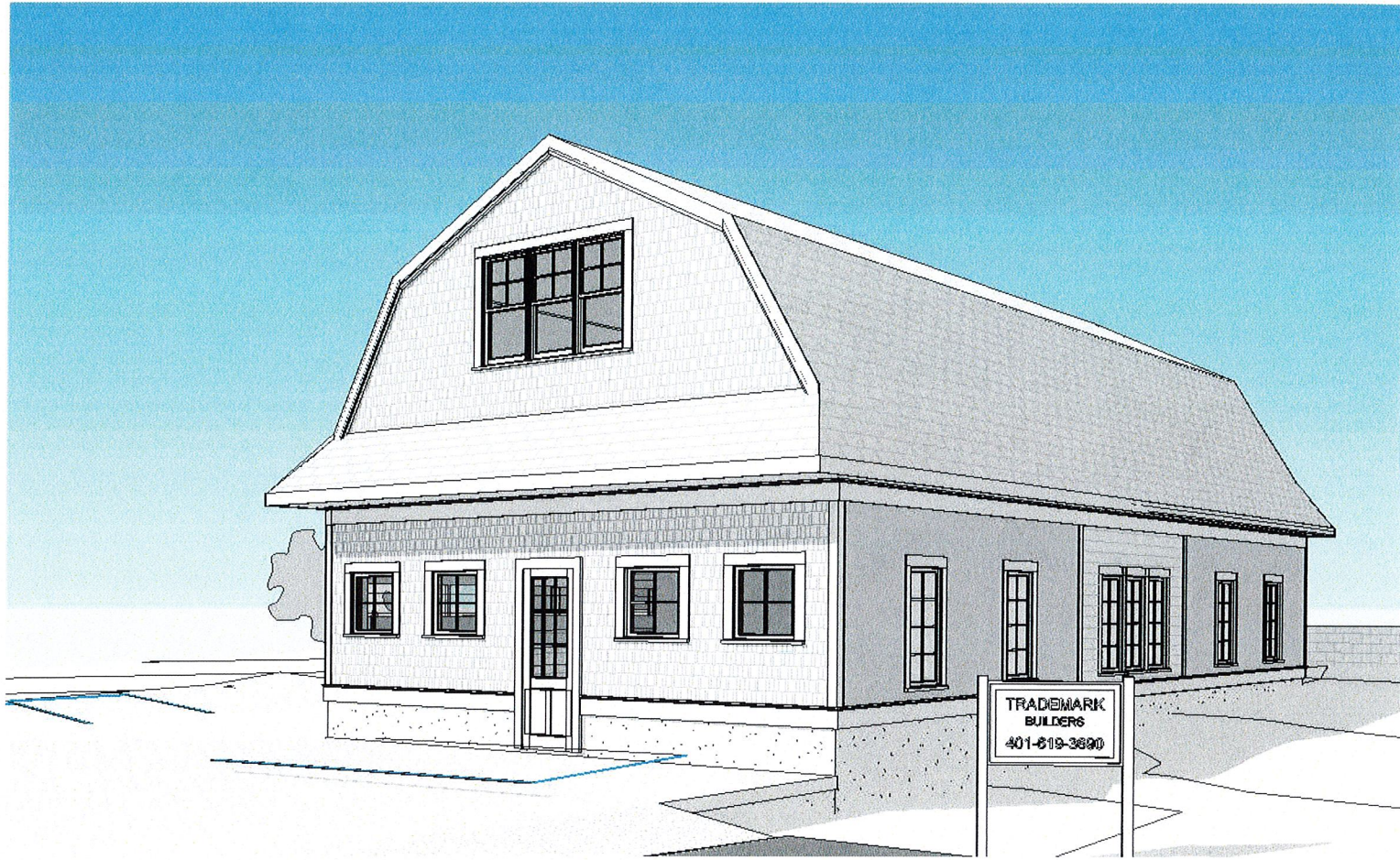
WALL AREA: 472 SF

FAUX GLAZING AREA: 95 SF

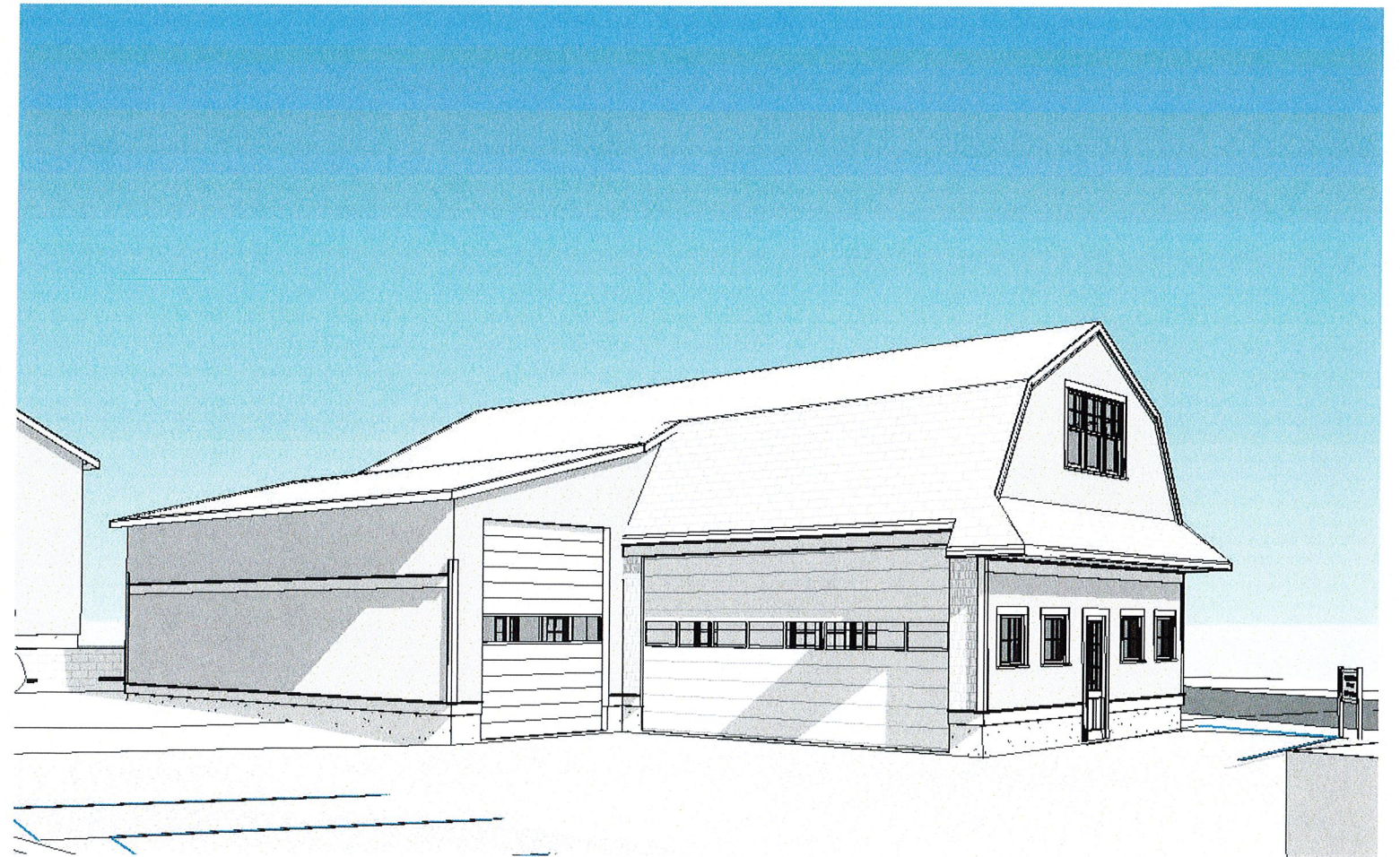
FAUX GLAZNG AREA

ELEVATION WILL BE OBSCURED BY LANDSCAPING

CHANGE IN MATERIALS TO CLAPBOARD



1 VIEW1 PROPOSED planning



2 VIEW2 PROPOSED planning