

STATE OF RHODE ISLAND  
NEWPORT, SC.

TOWN OF MIDDLETOWN  
PLANNING BOARD

**DECISION**

The within matter came before the Planning Board of the Town of Middletown (“the Planning Board”) on July 10, 2024 on the Petition of **CCE DEVELOPMENT, LLC**, owner and applicant (“Owner”), for Preliminary and Final Development Plan Review approval for an adaptive reuse of an existing commercial building to establish a 14 unit multi-family dwelling structure under the provisions of Middletown Zoning Ordinance 728 for the property located at 499 East Main Road, Middletown, RI.

Chairman Nash opened the hearing to the public. CCE Development, LLC, represented by Jeremiah C. Lynch, III, introduced the project to the board by explaining this was the first adaptive reuse application under the new enabling legislation and Section 728 of the Middletown Zoning Code. Mr. Lynch represented that the TRC provided a favorable recommendation to the Board.

Mr. Lynch presented the testimony of Jeff Lipshires, principal of CCE Development, LLC.

Jeff Lipshires was sworn in and addressed the Board’s questions about the conversion of the building from commercial to residential. Mr. Lipshires also addressed the need to make minor modifications to the exterior structure, including enclosing decks, moving windows and doors.

There were no objectors to the application. The public hearing was then closed.

**Findings of Fact and Conclusions of Law**

A motion was made by Ms. Owen and seconded by Mr. Pierik to approve the application for adaptive reuse and made the following findings of fact:

1. The granting of the approval will not result in conditions inimical to the public health, safety and welfare;

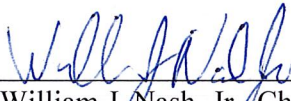
2. the granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district;

3. The plans for the project comply with all the requirements of this chapter and Regulations, or that necessary waivers from the requirement 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 herein.

**The Board then voted 6-0 to approve the application for adaptive reuse.**

  
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William J. Nash, Jr./Chair

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WENDY J. W. MARSHALL, TOWN Clerk  
TOWN of MIDDLETOWN, RI