



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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To: William J. Nash, Jr., Chairman
Planning Board members

From: Anita Guo, Principal Planner

Date: September 6, 2024

Re: Application of Mello Realty, Inc. for Preliminary Plan approval of a Major Land Development Project for the construction of four (4), 14,400 sq.ft. commercial buildings, each containing twelve (12) tradesman units, with parking, and other site improvements, and including requests for waivers from certain provisions of the commercial development design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 300 Coddington Hwy, Tax Assessors Plat 103, Lot 103.

The applicant received Master Plan approval on May 8, 2024 for the above reference project to construct a tradesmen center, including 4 buildings containing up to 12 units each, parking areas, landscaping, and stormwater management system. The property is located in the Light Industry (LI) zoning district and abuts residential uses. The applicant is now seeking Preliminary Plan approval.

Site plans, landscape plan, building design drawings and other submitted items are attached. Application materials can also be viewed online at: <https://middletownri.com/504/Planning-Board-Meeting-Packets>. Requests for comments and plans were provided to the DPW director, Town Engineer, Building Official, Fire Department, Conservation Commission, Tree Commission, and the Roads & Utilities Committee. Tree Commission comments are attached. Any additional comments received will be provided as they become available.

TRC Review:

The Technical Review Committee (TRC) reviewed the application during its meeting on September 5, 2024. Site design, proposed utility lines, drainage system, and other aspects of the plan were discussed. Following this review, the committee voted unanimously to forward a positive recommendation to the Planning Board, subject to the following recommended conditions of approval.

1. Prior to permitting, the final design of the fire department water supply shall be determined, subject to the approval of the Fire Chief.
2. Prior to permitting, the final design of the sewer line placement shall be revised to maintain at least a 5 feet separation from any building, subject to the approval of the DPW Director.

Previously granted waivers:

The following waivers from the commercial development design standards of Section 521 of the subdivision and development regulations were granted at Master Plan stage. It appears that no additional waivers are being requested.

1. **Section 521.1.B.3** – Pedestrian access into and throughout the site. **Not provided.**
2. **Section 521.2.C** – Building exteriors constructed of traditional materials such as wood, stone or brick. **The applicant proposes the use of substitute materials including metal siding.**
3. **Section 521.2.D** - Minimum roof pitch of 4:12 required. **Roof pitch of 2:12 proposed.**
4. **Section 521.3.B** – Planted landscaping occupies a minimum of 25% of the project area. **Provided landscaping does not meet this requirement.**
5. **521.3.D.2** - Minimum 20' landscaped buffer along property lines abutting residential. **Not provided.**
6. **Section 521.3.D.3** – A landscaped buffer at least 10' wide shall be provided between buildings and parking lots/driveways. The buffer shall be defined by curbing, and may include sidewalks, but must include a minimum 5' planting strip. **Not provided between the buildings and parking lot and driveways.**
7. **Section 521.3.F.2** – Deciduous parking lot trees required, 1 per 5 parking spaces. **15 trees provided where 26 are required.**

Previously granted zoning relief:

The applicant requested and was granted the following relief from provisions of the Middletown Zoning Ordinance at Master Plan stage. No additional zoning relief is being requested at this time:

1. Variance from Zoning Ordinance §724(B)(2) to allow a 0 ft. vegetated buffer along the east property line where 25 feet is required.
2. Variance from Zoning Ordinance §724(B)(4) to allow building setback of 42 feet from the east property line where 50 feet is required
3. Variance from Zoning Ordinance §724(B)(5) to allow a dumpster setback of 5 feet from the east and south property lines where 50 feet is required.
4. Variance from Zoning Ordinance §719(A) to allow fewer than the cumulative number of required parking spaces.
5. Variance from Zoning Ordinance §1301(C) to allow a 0 ft vegetated buffer along the east property line where 20 feet is required.
6. Variance from Zoning Ordinance §1301(D) to allow parking with a 0 ft setback from the east property line where 10 feet is required
7. Variance from Zoning Ordinance §1301(G) to allow noncompliance with landscaping requirements.
8. Variance from Zoning Ordinance §1304 to provide 120 parking spaces where 173 spaces are required.
9. Variance from Zoning Ordinance §1307(B) to provide no loading zones where 4 are required.

Required findings for approving a land development project (Section 404 of the development regulations):

- A. The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
- B. The proposed development is in compliance with the standards and provisions of the Town Zoning Ordinance;
- C. There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval;
- D. The subdivision, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of buildable lot). Lots with such physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans; and
- E. All proposed land developments and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.

Cc: Applicant