

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:

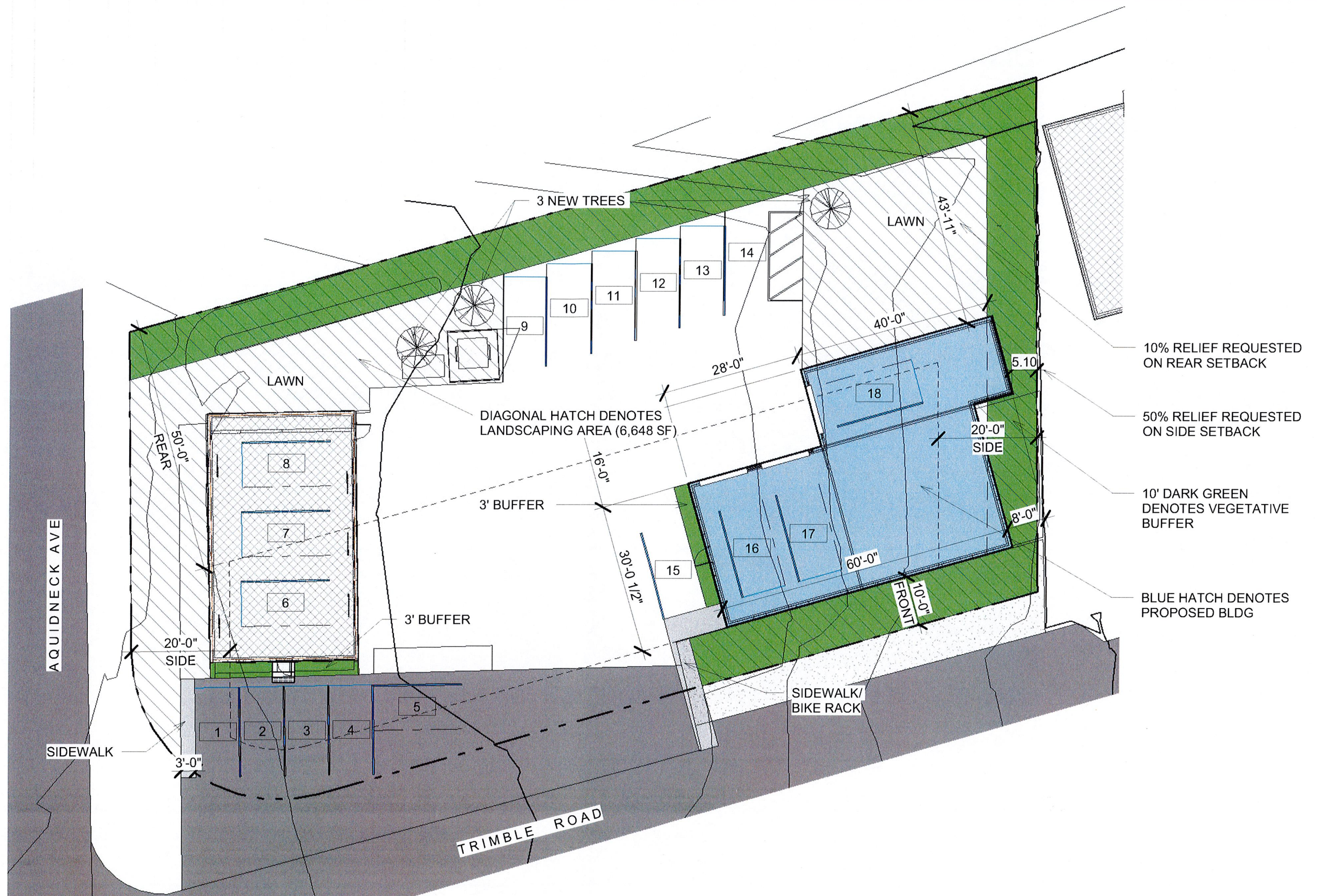
I am writing to request the opportunity to present a revised concept plan to the Planning Board in August for my property at 985 Aquidneck Ave, owned by Seascape Holdings LLC. I am the principal of Seascape Holdings LLC as well as Trademark Builders LLC that occupies a portion of the property that this 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.

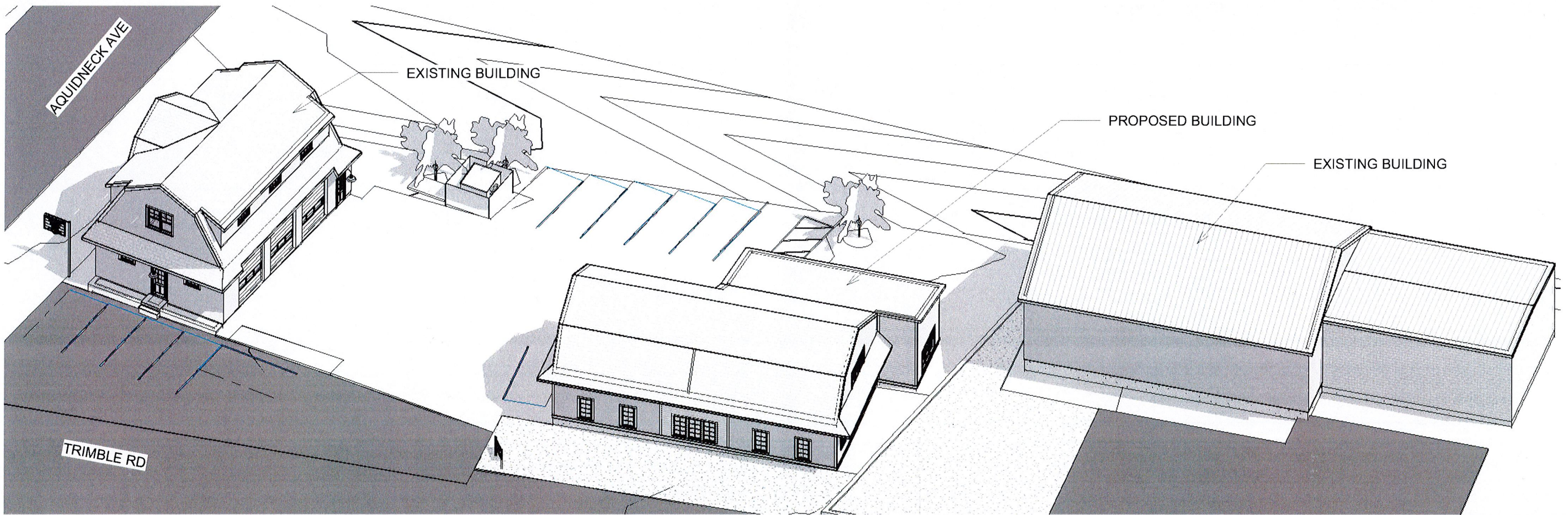
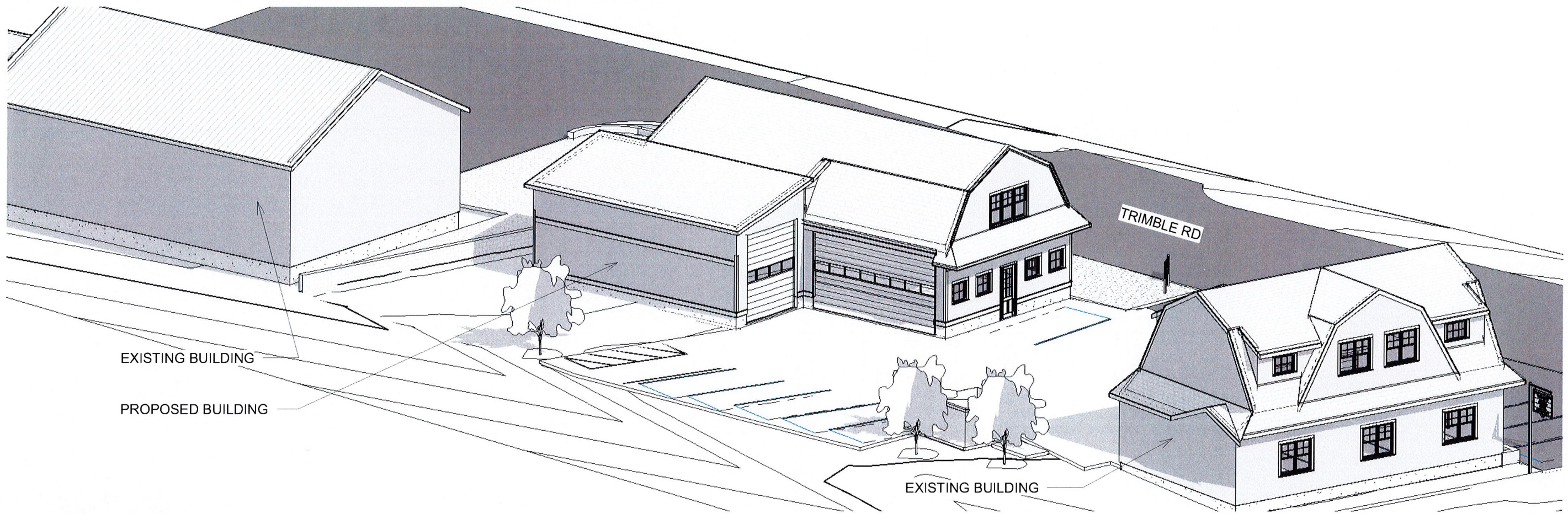
Thank you for your time and consideration.

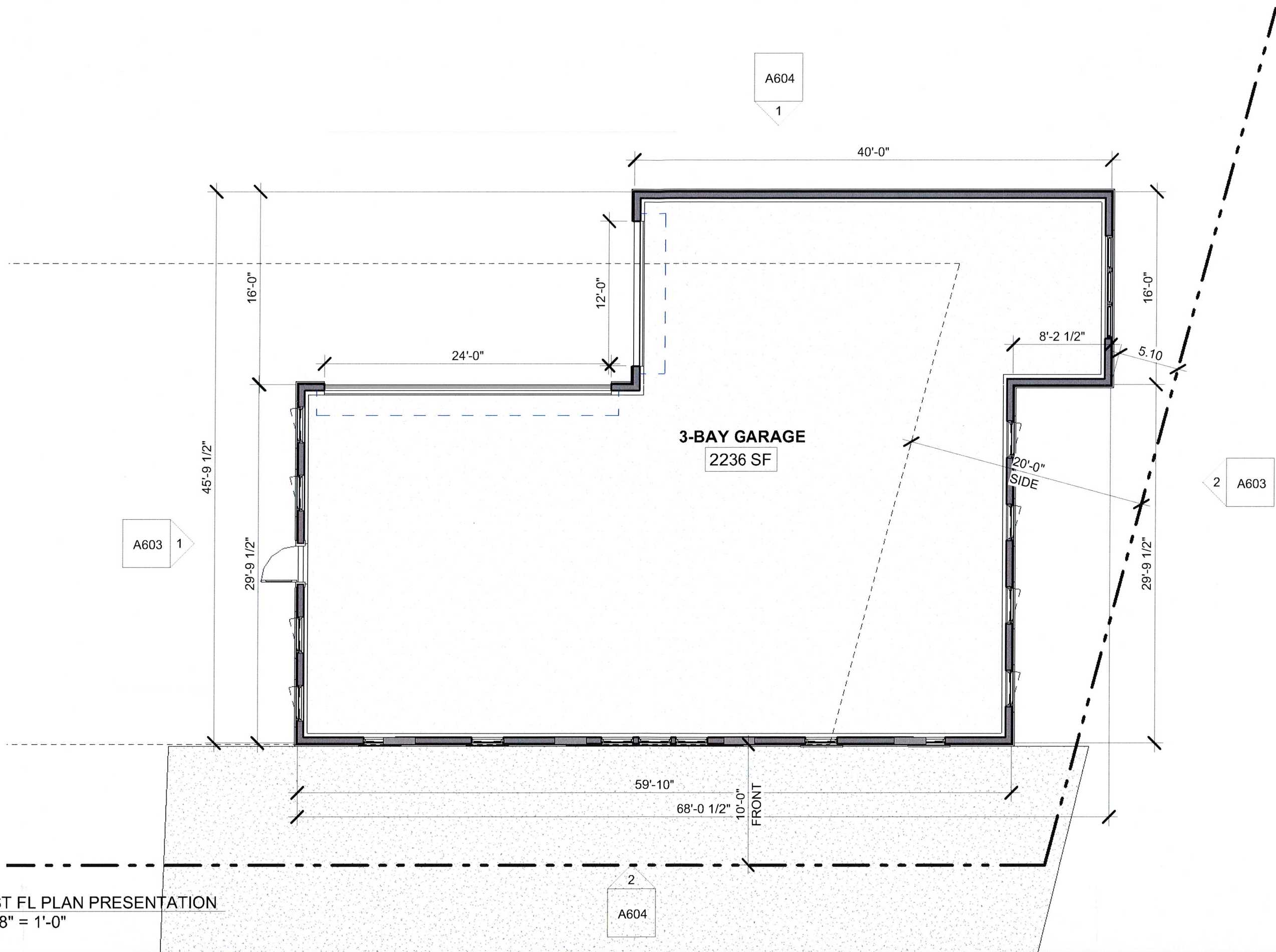


Gregory Coe
Seascape Holdings, LLC
Trademark Builders, LLC

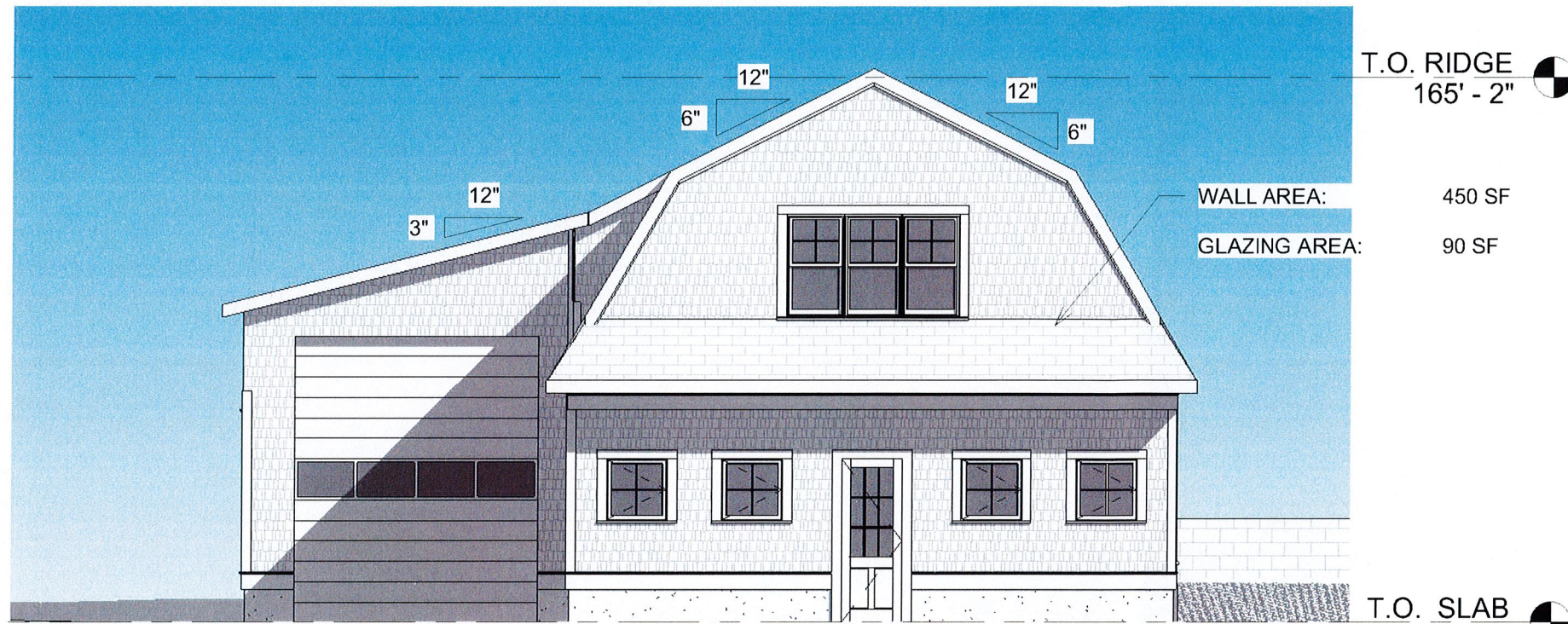


① SITE PLAN - PROPOSED
1" = 20'-0"





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



T.O. RIDGE
165' - 2"

WALL AREA: 450 SF
GLAZING AREA: 90 SF

T.O. SLAB
138' - 7"

PROJECT INFO

WEST ELEVATION

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

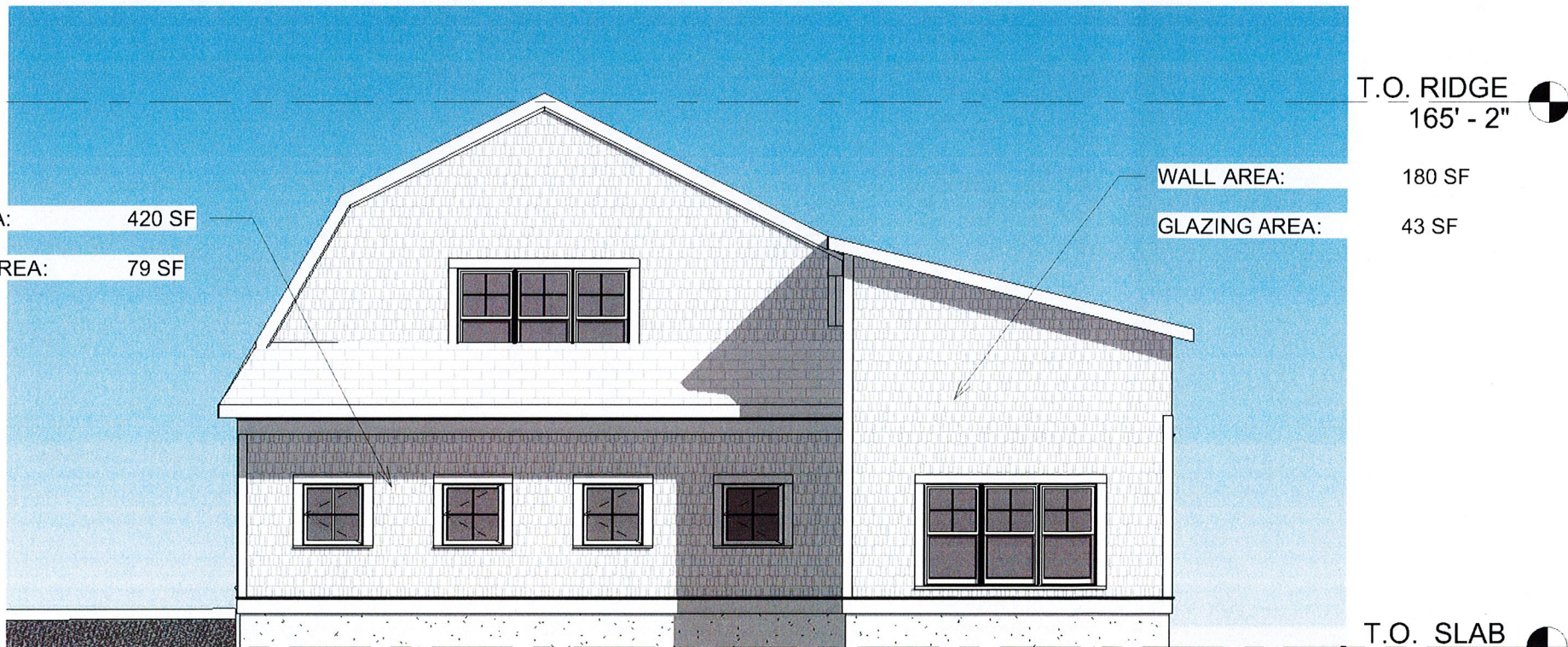
EAST ELEVATION

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

SOUTH ELEVATION

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

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



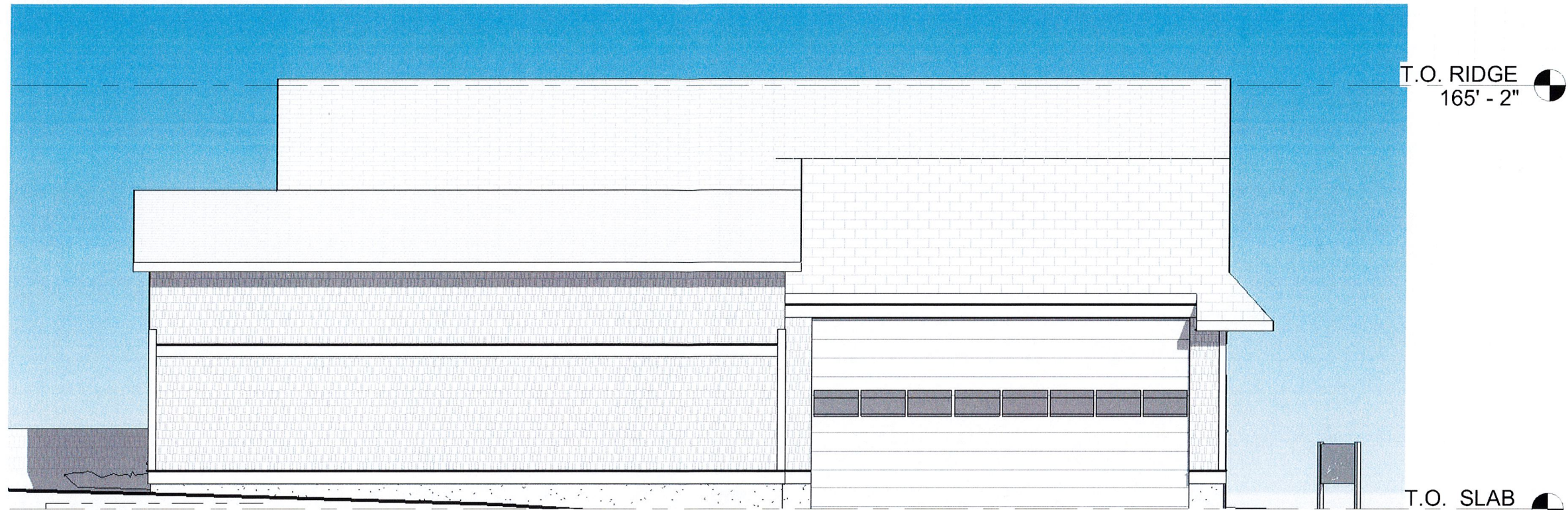
T.O. RIDGE
165' - 2"

WALL AREA: 420 SF
GLAZING AREA: 79 SF

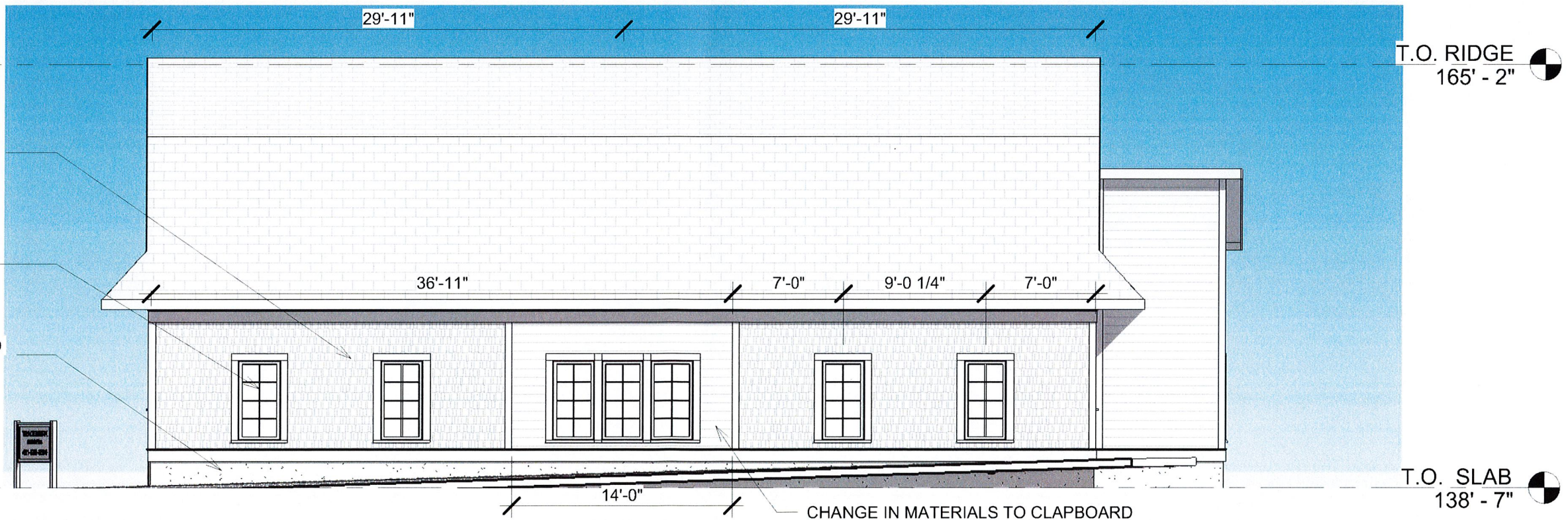
WALL AREA: 180 SF
GLAZING AREA: 43 SF

T.O. SLAB
138' - 7"

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



① SIDE ELEVATION (NORTH)
1/8" = 1'-0"



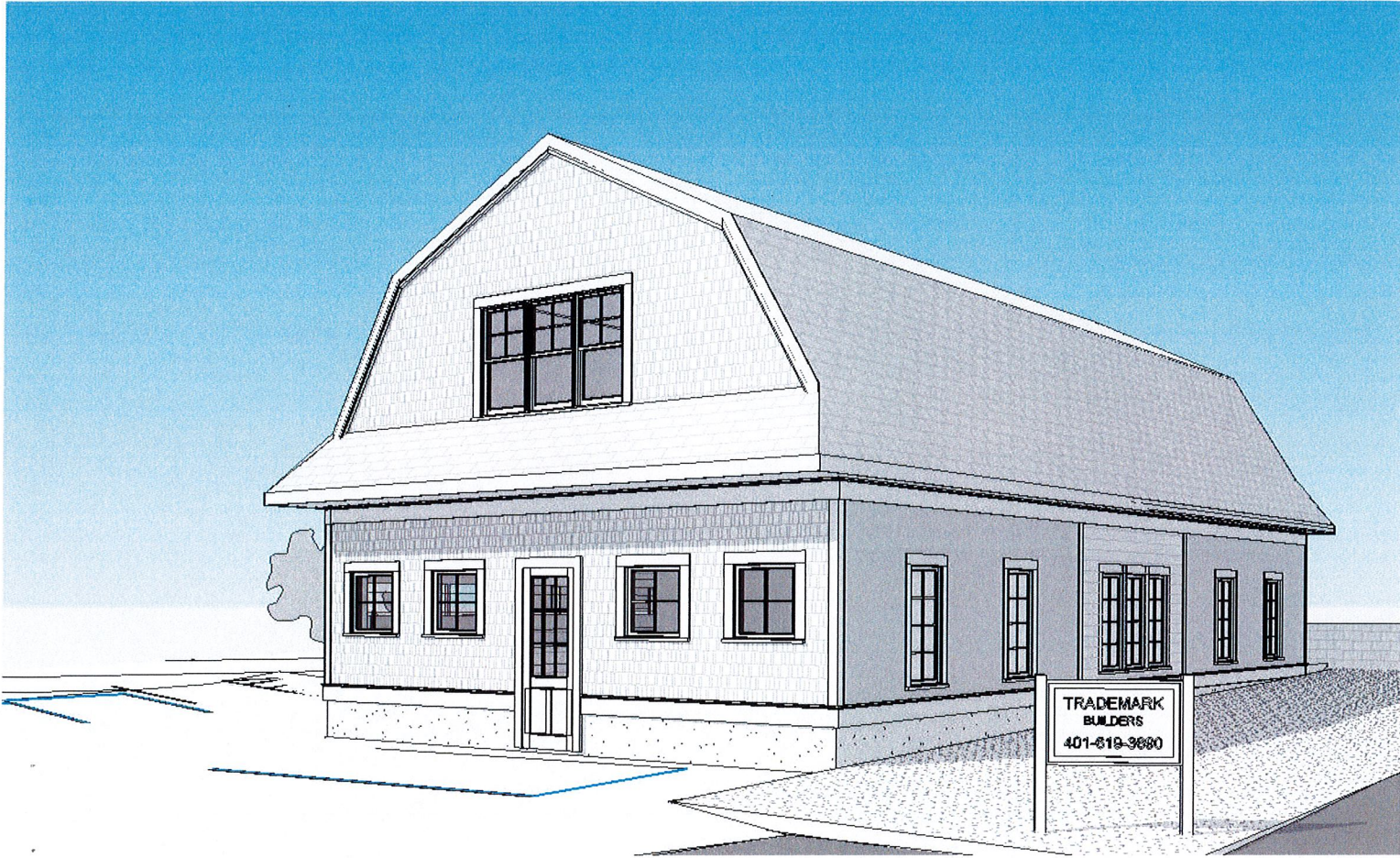
WALL AREA: 472 SF

FAUX GLAZING AREA: 95 SF

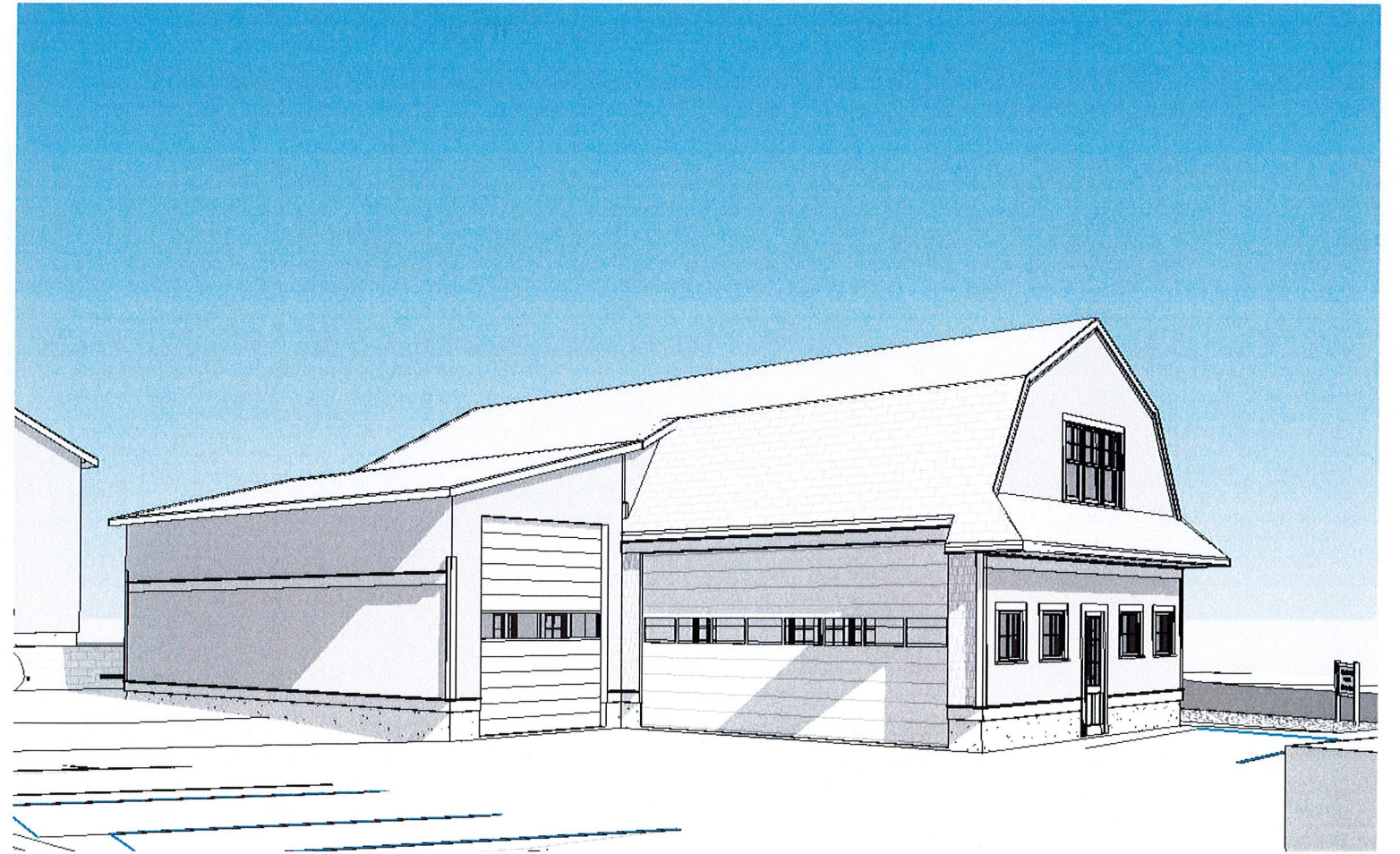
FAUX GLAZNG AREA

ELEVATION WILL BE OBSCURED BY LANDSCAPING

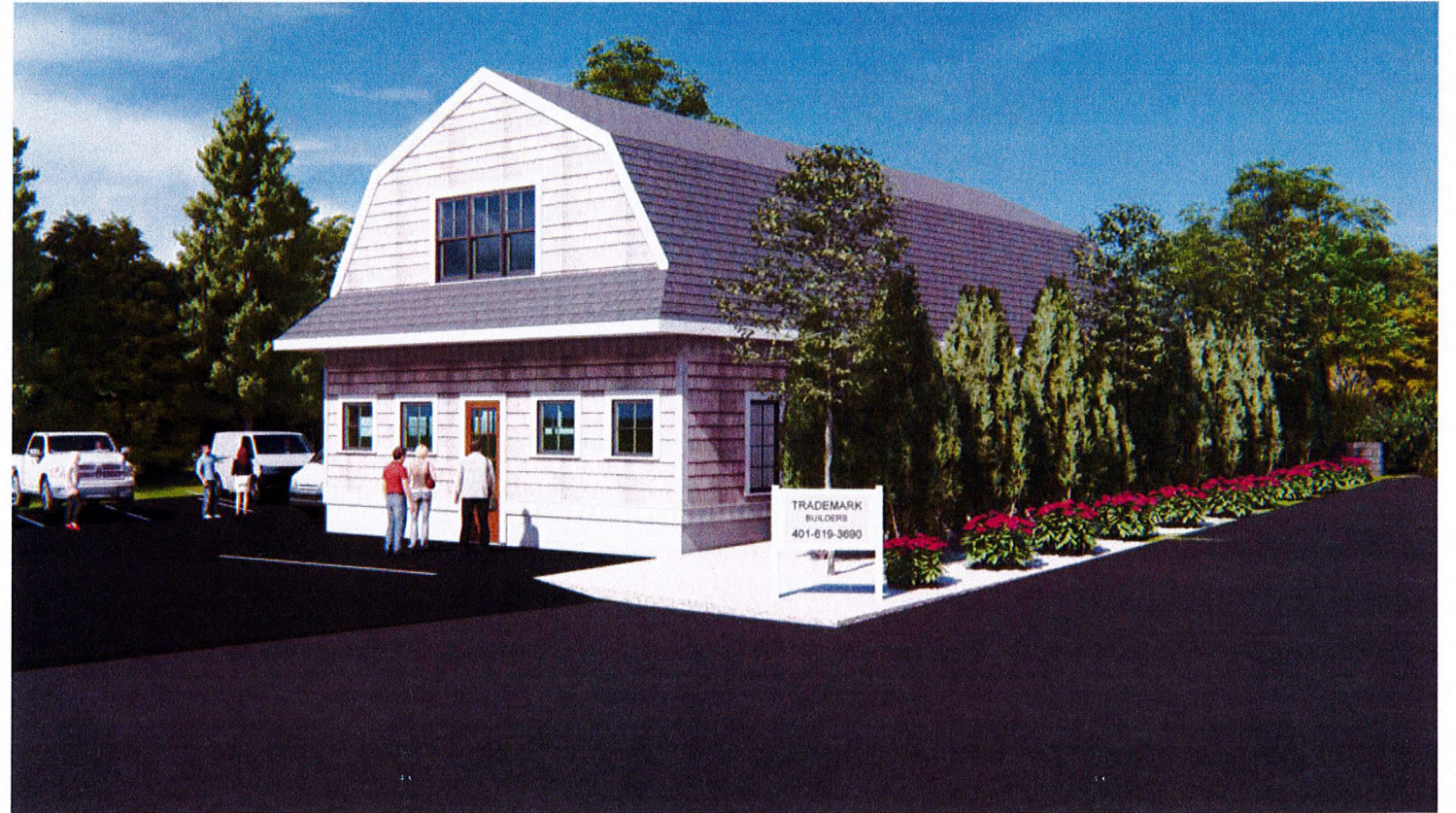
② SIDE ELEVATION (SOUTH)
1/8" = 1'-0"

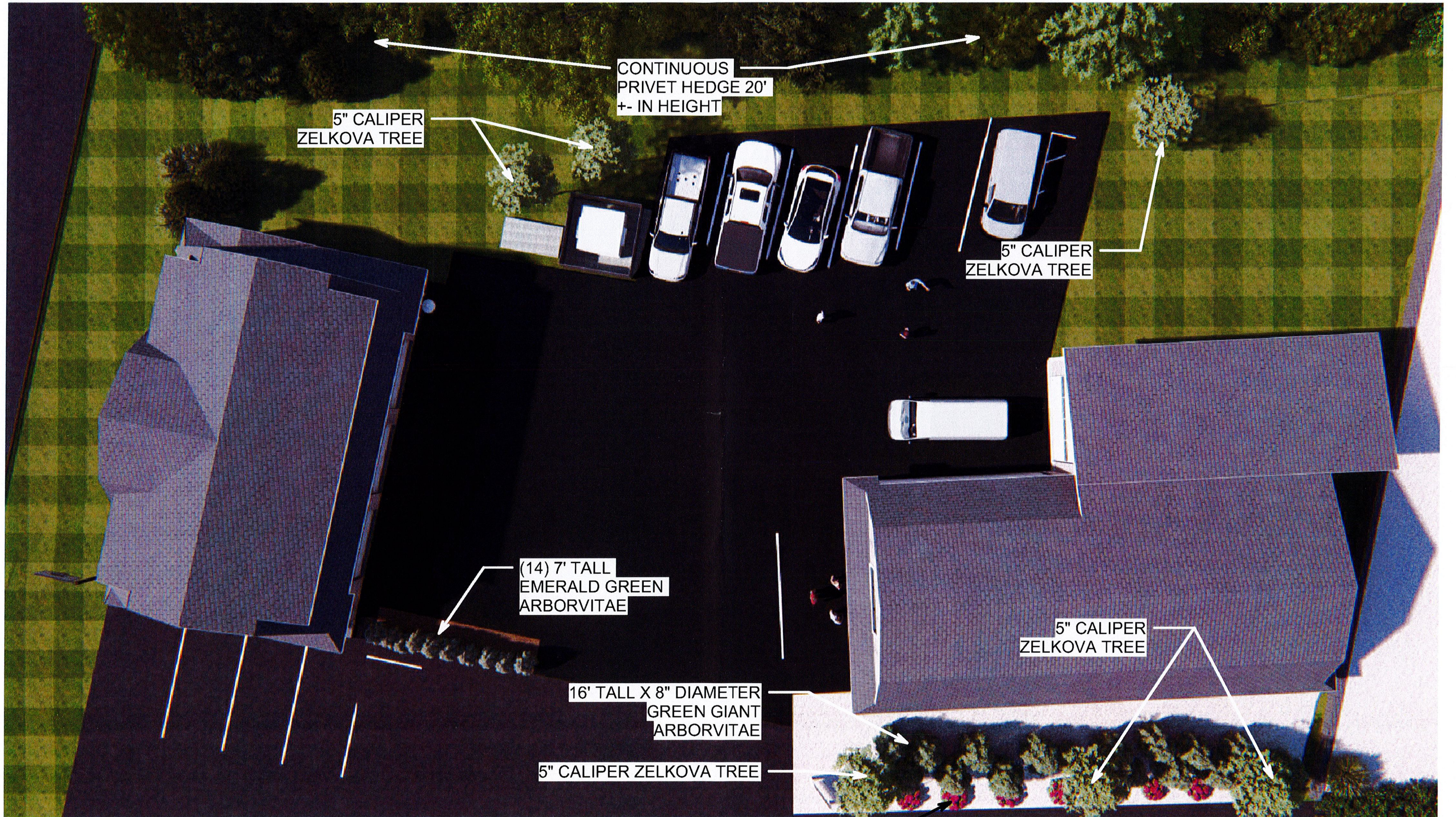


1 VIEW1 PROPOSED planning



2 VIEW2 PROPOSED planning











11-90



PARADISE
RESTORATION



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ParadiseRI.com

House Cleaning





TRACEMARK
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Specialty Tree Installation
and Landscaping
401-618-3691




TRADEMARK
BUILDERS
Excavation • New Construction
Utilities • Land Development
401-619-3690





Planning Board Members,

My response to a few questions referanceing 985 Aquidneck Ave.

- 1) Accessory Use definition in the zoning ordinance- The property will have one primary use in one building (Paradise cleaning and restoration) and a second primary use in the proposed building (Trademark Builders). The objector argued that my previous application is defective because I have an office space off-site, so it was implied that my use is accessory. This caused some confusion at the meeting.
- 2) You are allowed to have more than 1 principle use in an LB district.
- 3) Definition of uses and parking requirements- The existing building houses Paradise Cleaning and restoration. They hold a general contractor's license in RI and perform repair and restoration work on residential and commercial properties. The owner, Mike Daly, has provided me a written detail of his employees and vehicle count I will forward to you separately, but he has 7 employees and 3 vehicles kept on site. Mike has indicated it would be appropriate to describe his business as a general contractor.

The proposed building will house my business, Trademark Builders, and I have 2 vehicles on site, and 2 employees. I am a general contractor and construct new residential and commercial buildings. I do not think that is disputed.

My math based on the general contractor use in the zoning ordinance indicates that a total of 12 parking spaces are required for both uses. The general contractor use does not define office and garage use separately, it simply looks at employee count on the largest shift and the number of vehicles kept on site. Could you provide your interpretation of the uses, and therefore the parking requirements?

The parking table for construction general contractor is 1 space for every 1.5 employees on the largest shift plus 1 space for each vehicle maintained or used.

- 4) Existing parking- You and I discussed that I should have the right to count the existing parking adjacent to Trimble Road in my calculations. As you'll see in the attached plan, we have laid out 5 spaces appropriately to ensure none encroach on the right of way. If you could weigh in on the validity of my proposal in this regard that would be helpful.
- 5)



MIDDLETOWN
Rhode Island

BUILDING/ZONING

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842

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Those existing parking spaces were good and accepted since that property existed.

4) Garage parking- It was suggested by the planning board chair that counting garage spaces as parking spaces is not appropriate. Could you weigh in on that suggestion? Is that addressed in the ordinances anywhere?

This is not addressed but if you need parking for 3 F250 trucks and you have the 3 bay garage to park

Chris Costa
Zoning/Building Official

July 25, 2024