

CCE Development, LLC

499 East Main Road

Middletown, RI 02842

August 14, 2024

Anita Guo

aguo@middletownri.com

Town of Middletown

350 East Main Road

Middletown, RI 02842

RE: Development Impact Statement – Accessory Storage Building, 499 East Main Road, Middletown, RI

Dear Anita:

As the applicant for modifications to the above referenced property, I would like to provide the following information as required by the Zoning Code paragraph 310 – Development Impact Review:

*Impact Statement:*

The existing Grange Accessory Structure is currently a storage building for permitted uses. Our proposed plan is to convert this Structure into much needed residential dwelling units. As allowed by the Adaptive Reuse Code, minor modifications to the front of the structure will allow for code required egress to all units.

In conjunction with the previously approved adaptive reuse application of the main Grange Building these modifications will actually reduce the number of total occupants in the subject property. As previously, the site will not require any large scale site changes:

- a. Current traffic conditions on the site remain unchanged
- b. Existing utility connections to the building remain unchanged as much as possible, utilizing spare conduits, etc, existing sewer, water, etc.

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- c. There are no wetlands or ecological impact and the characteristics of the site remain unchanged
- d. There are no major modifications to the existing site conditions and no additional site lighting. The completed and any necessary egress improvements to the building will be complimentary to its architectural character.

Drawings of the improvements are included with this submission. Please let me know if you should have additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Lipshires", with a long horizontal flourish extending to the right.

Jeff Lipshires

Member

CCE Development

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