



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842
(401) 849-4027 | MiddletownRI.com

To: William J. Nash, Jr., Vice Chair
Planning Board members

From: Ron Wolanski, Town Planner

Date: October 1, 2024

Re: **Public Hearing** – Application for combined Preliminary and Final Development Plan Review by Jeff Lipshires on behalf of CCE Development, LLC for adaptive reuse of an existing commercial building to establish a 8-unit multi-family dwelling structure under the provisions of Middletown Zoning Ordinance Section 728. Property located at 499 East Main Road, Tax Assessors Plat 113, Lot 27.

The applicant is proposing to convert an existing commercial building to an 8-unit multi-family dwelling structure through adaptive reuse. The project is proposed to stay within the existing footprint of the structure, with the addition of windows and minor changes to accommodate upgrades related to the building and fire codes and utilities, including additional stairways. The property is located on 499 East Main Road, in the Office Business (OB) zoning district. No sitework is proposed. Adaptive reuse, where at least 50% of the existing gross floor area is developed into residential units, is permitted by right in all zoning districts subject to development plan review by the Planning Board.

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

TRC Review:

The Technical Review Committee (TRC) reviewed the application during its meeting on September 25, 2024. Proposed project scope, layout, and other aspects of the plan were discussed. No issues of concern were identified. Following its review, the TRC unanimously voted to forward a positive recommendation to the Planning Board.

Required findings for Development Plan Review approval:

In accordance with section 309 of the Middletown Zoning Ordinance, prior to granting any development plan review approval, or issuing a recommendation in favor of approval to the Zoning Board of Review, the Planning Board shall find that:

- (1) The granting of 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 such project comply with all the requirements of this chapter and the Regulations, or that necessary waivers from the requirements 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 into the written approval or recommendation.

RENOVATION AND ADDITION OF:

499 EAST MAIN ROAD - ACCESSORY

MIDDLETOWN, RHODE ISLAND, 02842

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION
11 SEPTEMBER 2024

DRAWING LIST	
Sheet Number	Sheet Name
01 - GENERAL	
G0.00	COVER
G0.01	PROJECT INFORMATION
02 - EXISTING CONDITIONS	
EX1.01	EXISTING FIRST FLOOR PLAN
EX1.02	EXISTING SECOND FLOOR PLAN
EX1.03	EXISTING ROOF PLAN
EX3.01	EXISTING EXTERIOR ELEVATIONS
EX3.02	EXISTING EXTERIOR ELEVATIONS
04 - PROPOSED	
A1.01	FIRST FLOOR PLAN
A1.02	FIRST FLOOR PLAN - LOFT
A1.03	SECOND FLOOR PLAN
A1.04	ROOF PLAN
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A12.01	EXTERIOR 3D VIEWS



Pacific-Vision Studio LLC
 Residential Design & Consulting

DRAFTING/PRODUCTION CONSULTANT

PACIFIC-VISIONS STUDIO, LLC.
 495 HOPE STREET, SUITE 5
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PROJECT NUMBER: 1148

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 495 EAST MAIN ROAD - ACCESSORY
 MIDDLETOWN, RHODE ISLAND, 02842

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 ISSUED FOR : CLIENT REVIEW
 NOT FOR CONSTRUCTION
 11 SEPTEMBER 2024

SCHEMATIC SET
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REVISIONS	

COVER
 DRAWN BY: VF / KJ
 CHECKED BY: CF
 SHEET SIZE: ARCH D 24" X 36"

**MECHANICAL,
 ELECTRICAL,
 AND PLUMBING**
**TO BE
 PERMITTED
 DESIGN BUILD**

G0.00

RENOVATION AND ADDITION OF:
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 499 EAST MAIN ROAD, ACCESSORY
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G0.01

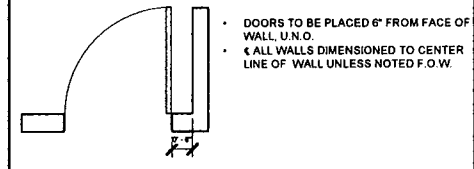
COMMON ABBREVIATIONS

ABV	ABOVE	L.E.D	LIGHT EMITTING DIODE
ACC	AIR CONDITION	L.H	LEFT HAND
ACT	ACCESS(IBLE)	LIB	LIBRARY
ADD	ADDITIONAL	LKR	LOCKER
ADJ	ADJUSTABLE (OR) ADJACENT	LVL	LAMINATED VENEER LUMBER
AE	ARCHITECT/ENGINEER	LOC.	LOCATION
A.F.F	ABOVE FINISH FLOOR	L.O.W	LIMIT OF WORK
AHJ	AUTHORITY HAVING JURISDICTION	LVR	LOUVER
ALUM	ALUMINUM	MAS	MASONRY
ALT.	ALTERNATE	MAT.	MATERIAL
ANOD	ANODIZED	MAX.	MAXIMUM
ARCH	ARCHITECT(URAL)	MECH	MECHANICAL
A.P.	ACCESS PANEL	MED.	MEDIUM
APT	APARTMENT	MEMB	MEMBRANE
APPROX	APPROXIMATE	MDF	MEDIUM DENSITY FIBERBOARD
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTION	MIN.	MINIMUM
AUTO	AUTOMATIC	MISC	MISCELLANEOUS
AUX.	AUXILIARY	M.O	MASONRY OPENING
BAS	BUILDING AUTOMATION SYSTEM	M.R.	MOISTURE RESISTANT
BD	BOARD	MTD	MOUNTED
BDRM	BEDROOM	MTL	METAL
BITUM	BITUMINOUS	N.A.	NOT APPLICABLE
BLDG	BUILDING	NAT.	NATURAL
BLKG	BLOCKING	N.C.	NOISE CRITERIA
BLW	BELOW	N.I.C	NOT IN CONTRACT
BSMT	BASEMENT	NKL	NICKEL
BOT	BOTTOM	NOI.H	NOMINAL
BRK	BRICK	N.R.C	NOISE REDUCTION COEFFICIENT
BRZ	BRONZE	N.T.S	NOT TO SCALE
BTWN	BETWEEN	O.C	ON CENTER
CAB.	CABINET	OF.CI	OWNER FURNISHED CONTRACTOR INSTALLED
C.F.M.F	COLD-FORMED METAL FRAMING	OFOI	OWNER FURNISHED OWNER INSTALLED
C.L.	CENTER LINE	O.H	OPPOSITE HAND
CLG	CEILING	OPNG	OPENING
CLR	CLEAR(ANCE)	OPP	OPPOSITE
C.J.	CONTROL JOINT	ORIG.	ORIGINAL
CMU	CONCRETE MASONRY UNIT	OVHD	OVERHEAD
COL	COLUMN	OZ	OUNCE
COMP.	COMPRESSED(ED), (ION), (IBLE)	PERP	PERPENDICULAR
CONC.	CONCRETE	PLAM	PLASTIC LAMINATE
CONST.	CONSTRUCTION	PNT	PAINT
CONT.	CONTINUE(US)	PTD	PAINTED
COORD.	COORDINATE	PR	PAIR
CPT	CARPET	P.T.	PRESSURE TREATED
CPR	COPPER	PTN	PARTITION
C.T.	CERAMIC TILE	PLYWD	PLYWOOD
C.T.E	CONNECT TO EXISTING	Q.T	QUARRY TILE
C.U.H	CABINET UNIT HEATER	R.B	RESILENT BASE
DBL	DOUBLE	R.D.	ROOF DRAIN
DEMO	DEMO(LISH), (LITION)	REF.	REFER
DET.	DETAIL	REFR	REFRIGERATOR
D.F.	DRINKING FOUNTAIN	REQ.	REQUIRE(D)
DH	DOUBLE HUNG	RES.	RESILENT
DIA	DIAMETER	REV.	REVISION
DIAG	DIAGONAL	R.H	RIGHT HAND
DIM.	DIMENSION	RM	ROOM
DN	DOWN	R.O.	ROUGH OPENING
DR	DOOR	SCHED	SCHEDULE
DS	DOWNSPOUT	SECT	SECTION
DTL	DETAIL	SF	SQUARE FEET
DWG	DRAWING	SHT	SHEET
DX	DUPLEX	SHTH	SHEATHING
EA	EACH	SIM	SIMILAR
EL	ELEVATION	SPEC.	SPEC (IFIED) (IFICATION)
ELEC	ELECTRICAL	SRL	SUBMITTAL REVIEW LETTER
ELEV.	ELEVATOR	SQ.	SQUARE
EMER.	EMERGENCY	S.S	STAINLESS STEEL
EMS	EMERGENCY MANAGEMENT SYSTEM	S.S.M.	SOLID SURFACE MATERIAL
E.J.	EXPANSION JOINT	STC	SOUND TRANSMISSION COEFFICIENT
EQ	EQUAL	STD	STANDARD
EQUIP	EQUIPMENT	STOR.	STORAGE
ETR	EXISTING TO REMAIN	STL	STEEL
EXG	EXISTING	STRUCT.	STRUCTURAL
EXT.	EXTERIOR	SUSP.	SUSPENDED
F.A.	FIRE ALARM	SYS.	SYSTEM
F.A.R	FLOOR AREA RATIO	T&G	TONGUE AND GROOVE
F.C.U.	FAN COIL UNIT	TBD	TO BE DETERMINED
F.D.	FLOOR DRAIN	TEL	TELEPHONE
FDN	FOUNDATION	TEMP	TEMPORARY
F.E.	FIRE EXTINGUISHER	THK	THICKNESS
FEC	FIRE EXTINGUISHER CABINET	THR.	THRESHOLD
F.FAE	FURNITURE, FIXTURE, AND EQUIPMENT	THRU	THROUGH
FGL	FIBERGLASS	T.O.	TOP OF
FIN.	FINISH	TSTAT	THERMOSTAT
FIXT.	FIXTURE	TYP.	TYPICAL
FL	FLOOR	TZ	TERRAZZO
FLUOR	FLUORESCENT	U.H	UNIT HEATER
F.O.	FACE OF	U.N.O	UNLESS NOTED OTHERWISE
F.P.	FIRE PROTECTION	U.O.N	UNLESS NOTED OTHERWISE
FT	FEET	VERT	VERTICAL
FTG	FOOTING	V.I.F.	VERIFY IN FIELD
FURN	FURNITURE	V.R.	VAPOR RETARDER
GA	GAGE	w/	WITH
GALV	GALVANIZED	W.C.	WATER CLOSET
GB	GRAB BAR	WD	WOOD
GL	GLASS	WIN	WINDOW
GLAM	GLUE LAMINATED BEAM	Z.C.C	ZINC COATED COPPER
GLZ	GLAZING	&	AND
GWB	GYPSSUM BOARD		
HC	HANDICAP		
HDF	HIGH DENSITY FIBERBOARD		
HM	HOLLOW METAL		
HDWR	HARDWARE		
HOR	HORIZONTAL		
HR	HOUR		
HT	HEIGHT		
IN.	INCHES		
INCL	INCLUDE(D), (ING)		
INFO	INFORMATION		
INSUL	INSULATION		
INT.	INTERIOR		
J.C.	JANITOR'S CLOSET		
J-BOX	JUNCTION BOX		
JT	JOINT		
KIT.	KITCHEN		
LAB.	LABORATORY		
LAV.	LAVATORY		
LB	POUND(S)		

SYMBOLS

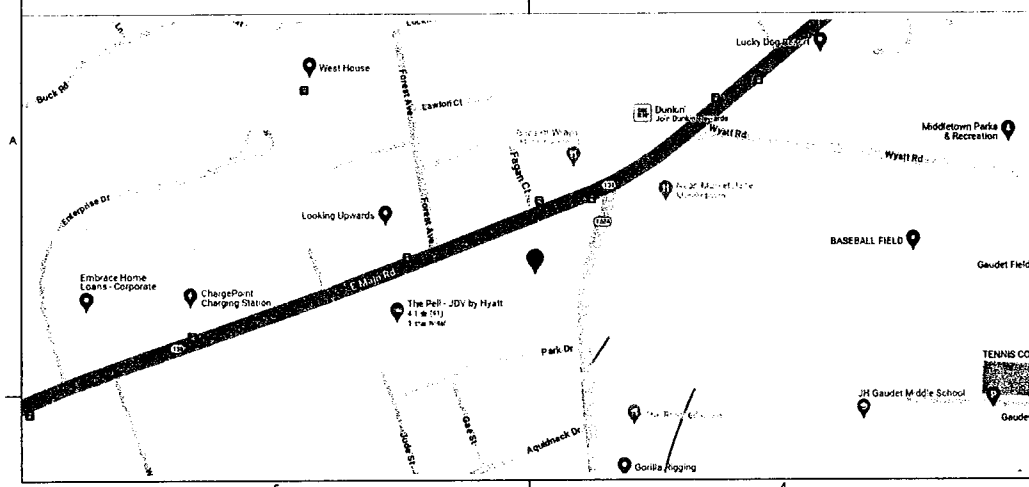
EXTERIOR ELEVATION	
INTERIOR ELEVATION	
SECTION	
ELEVATION	
SPOT ELEVATION	
COLUMN GRID MARK	
ROOM NAME AND MARK	
DOOR MARK	
WALL TYPE	
WINDOW TYPE	
FURNITURE / SPECIALTY EQUIPMENT MARK	
BREAK LINE	
LEADER	
DIMENSION	
REVISION CLOUD	
ALIGN	
FLOOR FINISH	
MOCKUP LOCATION	

TYPICAL DOOR NOTES



MATERIAL DRAFTING PATTERNS

	ALUMINUM
	BRICK
	CONCRETE
	CONCRETE BLOCK
	CERAMIC TILE, HORIZONTAL SURFACE
	CERAMIC TILE, VERTICAL SURFACE
	EARTH
	ENGINEERED WOOD (MDF, HDF, ETC.)
	EXISTING, UNEXCAVATED
	GLASS, SPECIALTY
	GLASS, HORIZONTAL SURFACE
	GLASS, VERTICAL SURFACE
	GYPSSUM/PLASTER
	METAL (STEEL, ETC.)
	PLASTIC
	PLYWOOD
	POROUS FILL (GRAVEL, CRUSHED STONE, ETC.)
	RIGID INSULATION
	RUBBLE
	SHINGLE
	WOOD (EDGE GRAIN)
	WOOD (END GRAIN)
	WOOD (FACE GRAIN)
	GENERIC 1
	GENERIC 2
	GENERIC 3
	GENERIC 4
	GENERIC 5
	GENERIC 6



FAGAN DESIGN

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PROJECT NUMBER: 1148

499 EAST MAIN ROAD - ACCESSORY

RENOVATION AND ADDITION OF:
499 EAST MAIN ROAD - ACCESSORY
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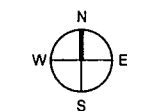
EXISTING FIRST FLOOR PLAN

DRAWN BY: VF
CHECKED BY: CF
SHEET SIZE: ARCH D 24" X 36"

EX1.01

GENERAL NOTES

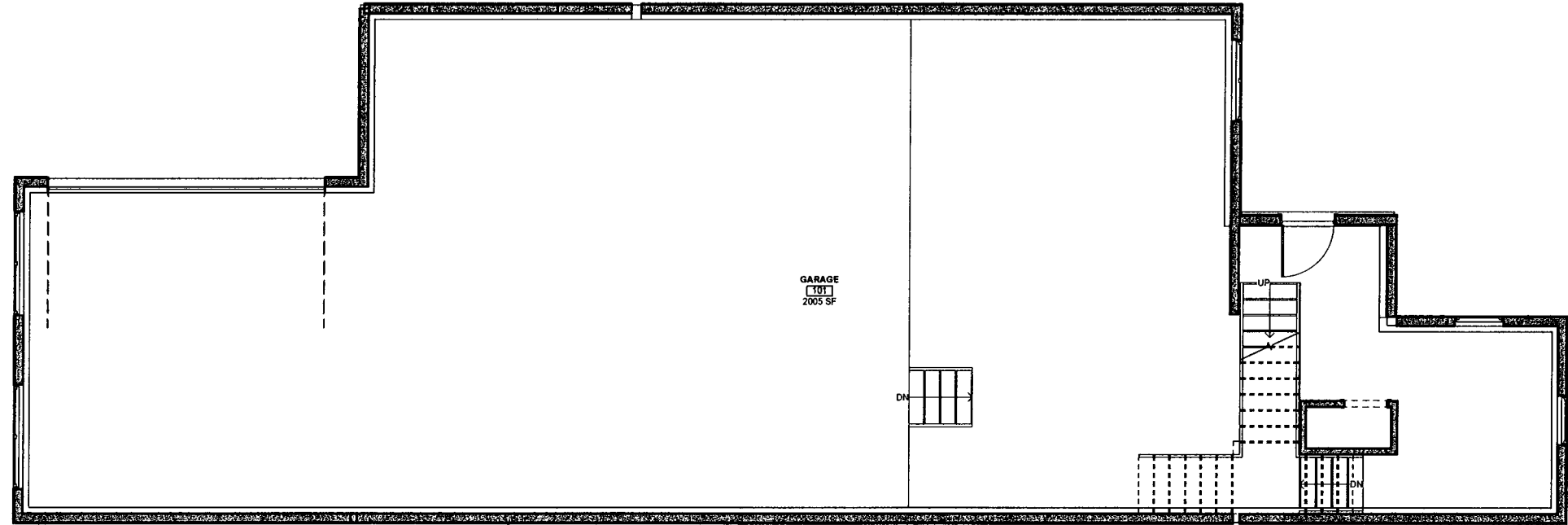
NORTH ARROW



WALL TYPE LEGEND

- EXISTING
- DEMOLISHED
- NEW CONSTRUCTION

A5 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



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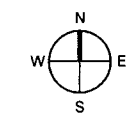
EXISTING SECOND FLOOR PLAN

DRAWN BY: VF
CHECKED BY: CF
SHEET SIZE: ARCH D 24" X 36"

EX1.02

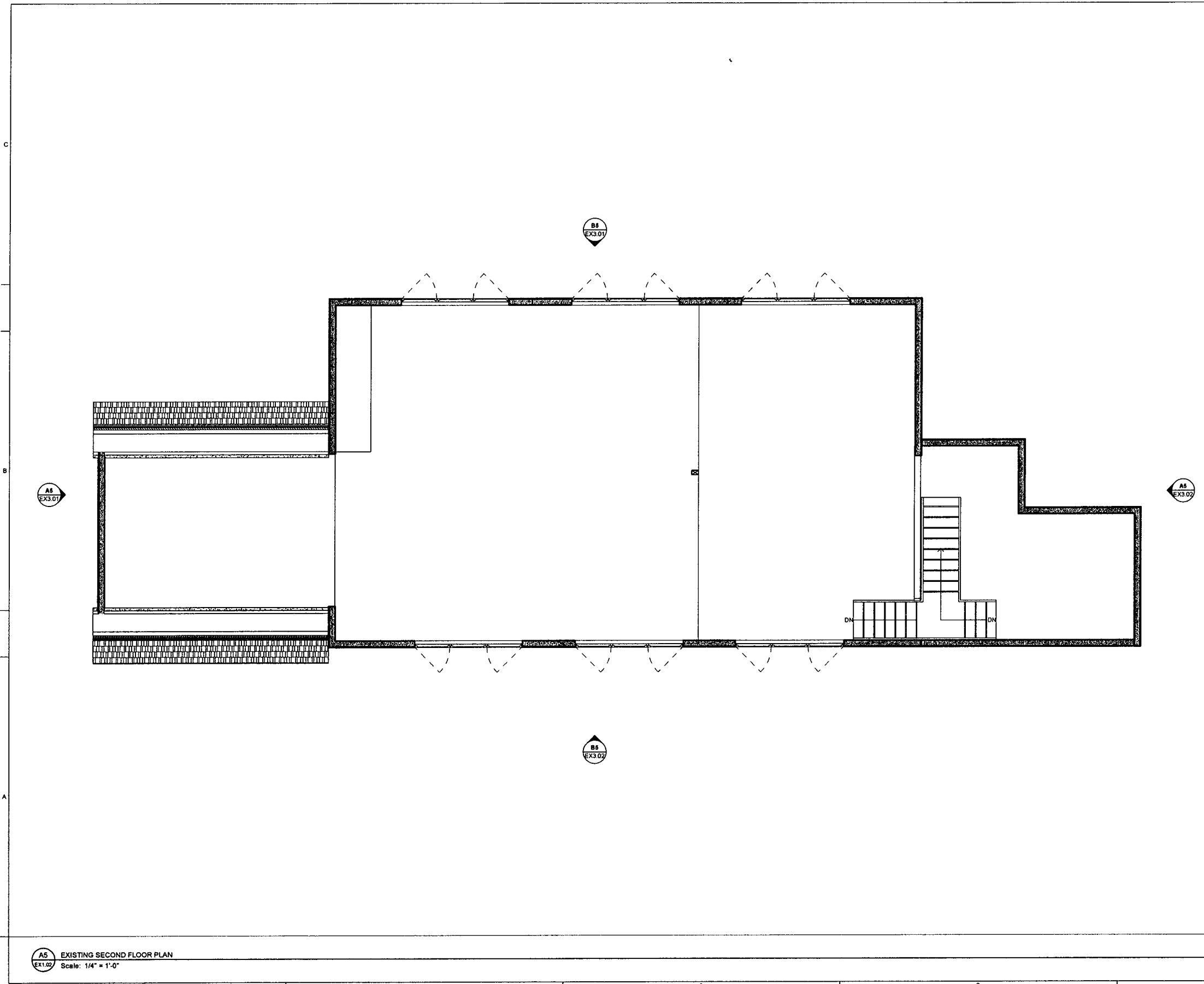
GENERAL NOTES

NORTH ARROW



WALL TYPE LEGEND

- EXISTING
- DEMOLISHED
- NEW CONSTRUCTION



A5 EXISTING SECOND FLOOR PLAN
EX1.02 Scale: 1/4" = 1'-0"

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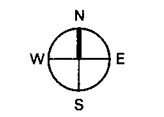
REVISIONS	

EXISTING ROOF PLAN
DRAWN BY: VF
CHECKED BY: CF
SHEET SIZE: ARCH D 24" X 36"

EX1.03

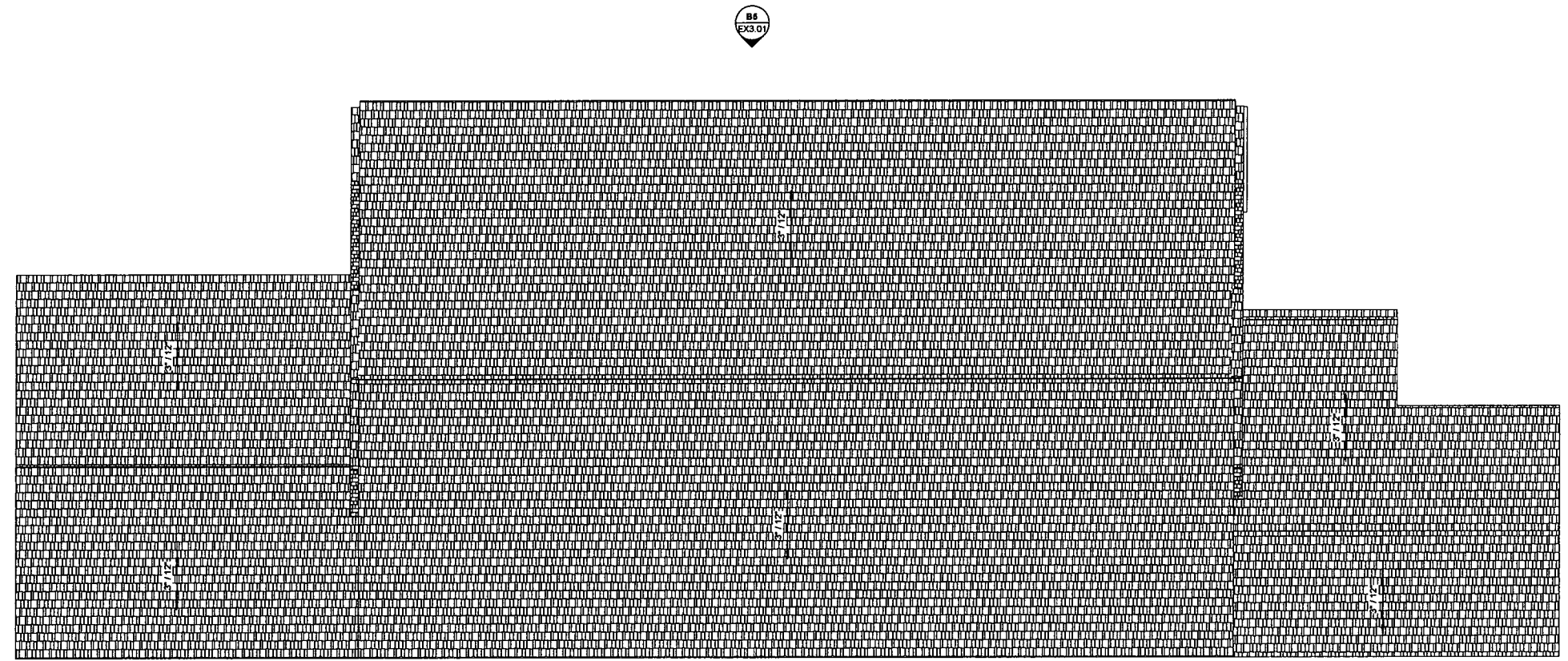
GENERAL NOTES

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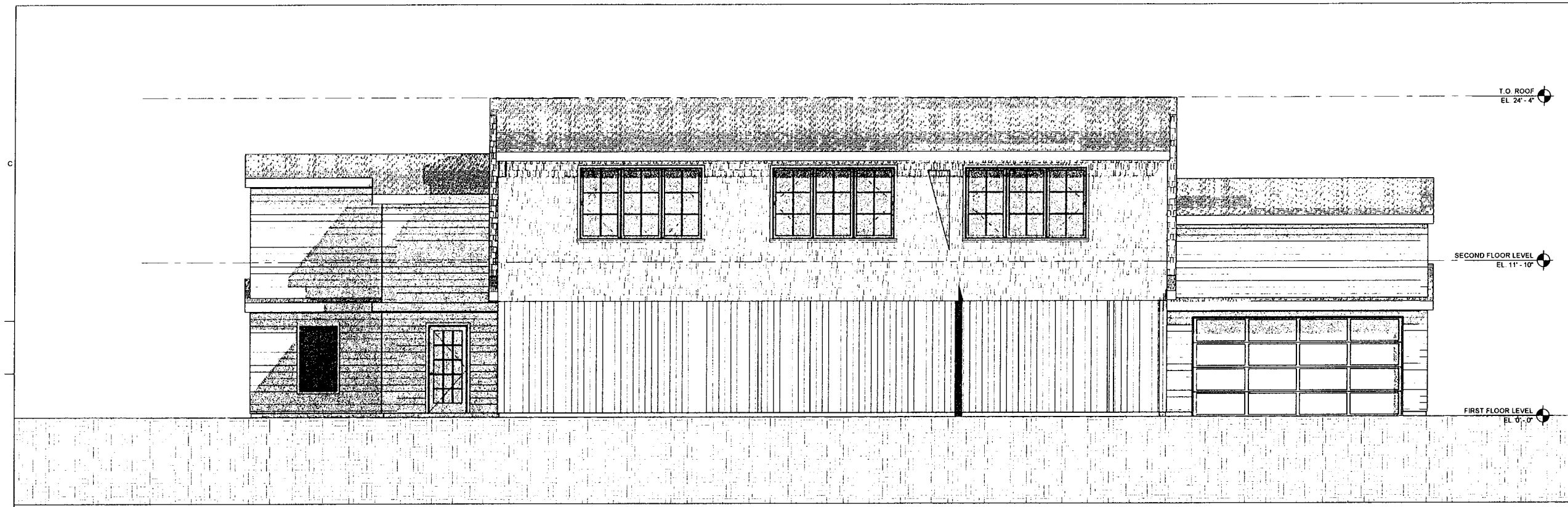
REVISIONS

NO.	DESCRIPTION

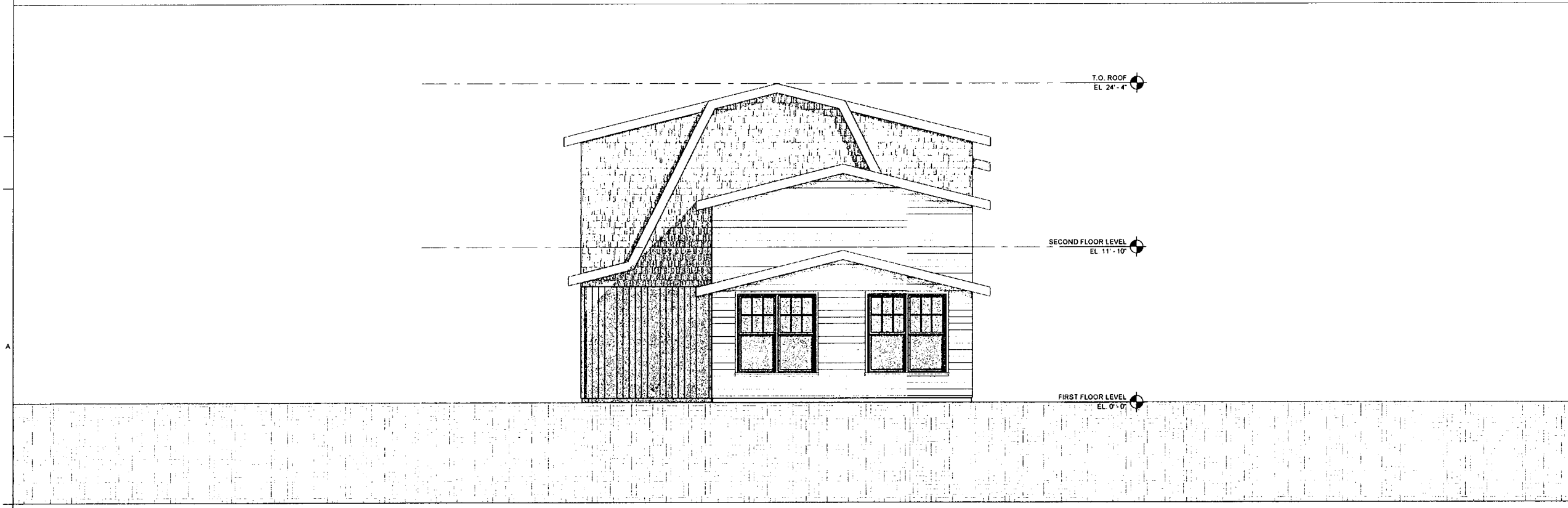
EXISTING EXTERIOR ELEVATIONS

DRAWN BY: VF
CHECKED BY: CF
SHEET SIZE: ARCH D 24" X 36"

EX3.01



B5 EXISTING NORTH EXTERIOR ELEVATION
EX3.01 Scale: 1/4" = 1'-0"



A5 EXISTING WEST EXTERIOR ELEVATION
EX3.01 Scale: 1/4" = 1'-0"

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FIRST FLOOR PLAN

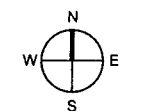
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GENERAL NOTES

GENERAL SYMBOLS

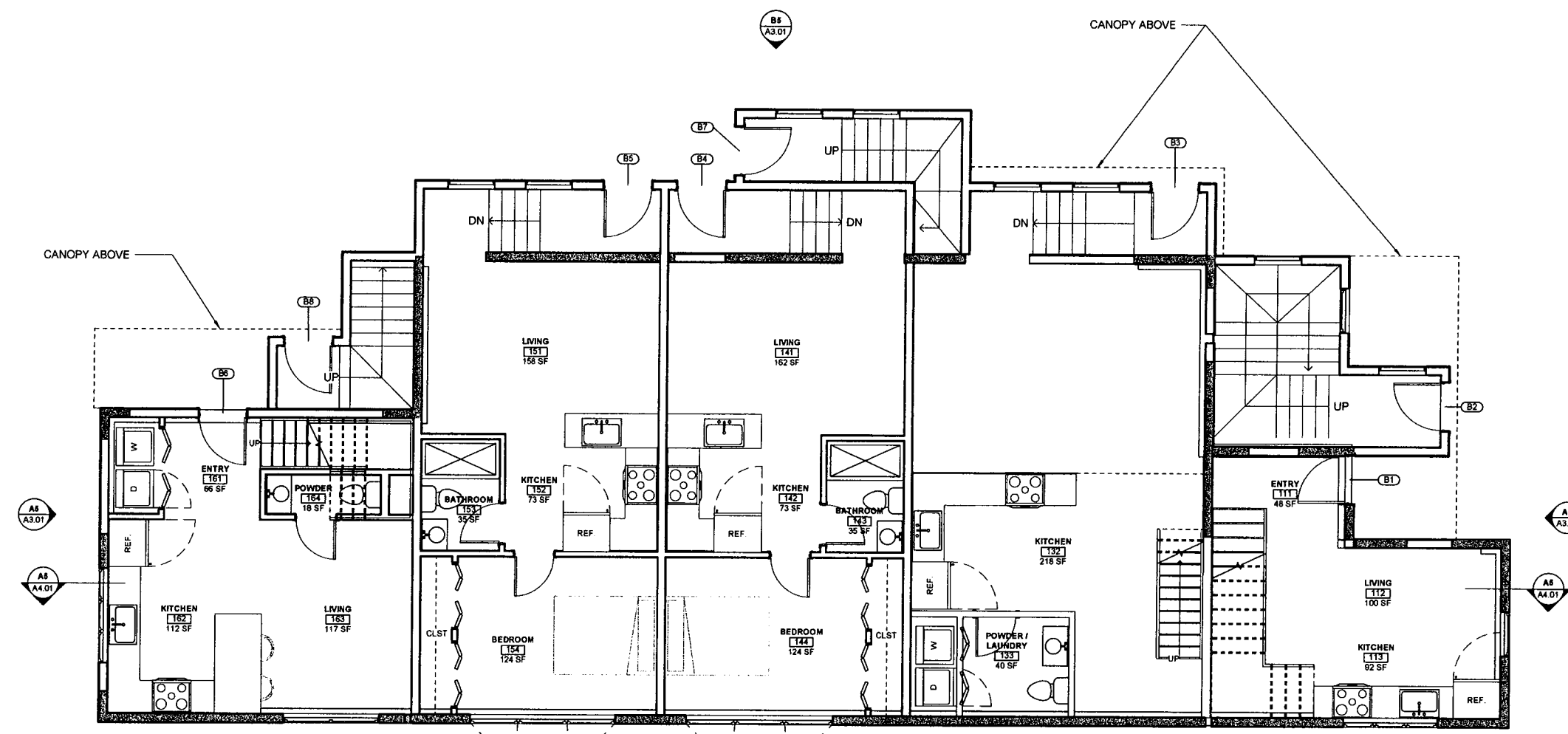
- | | | | |
|------------------|--|------------------|--------------------------------------|
| ⊙ ^{PL} | PENDANT LIGHT FIXTURE | ⎓ | RECESS ELECTRIC PANEL |
| ⊙ | RECESSED CAN LIGHT | ⊕ | DUPLEX RECEPTACLE |
| ⊠ | EXHAUST FAN/LIGHT COMBO VENT TO EXTERIOR | ⊕ ^{WP} | WATERPROOF DUPLEX RECEPTACLE |
| ⊙ ^{SL} | BATHROOM SCONCE LIGHT FIXTURE | ⊕ ^{GFI} | GFI DUPLEX RECEPTACLE |
| ⊙ ^{SEL} | EXTERIOR SCONCE LIGHT FIXTURE | ⊕ ^C | COUNTER HEIGHT GFI DUPLEX RECEPTACLE |
| ⊞ | LIGHT SWITCH | ⊞ | ELECTRIC METER |
| ⊞ ^D | DIMMER LIGHT SWITCH | ⊞ | GAS METER |
| ⊞ ^S | THREE WAY LIGHT SWITCH | ⊞ | CABLE JACK |

NORTH ARROW



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A5 PROPOSED FIRST FLOOR PLAN
A1.01 Scale: 1/4" = 1'-0"

499 EAST MAIN ROAD - ACCESSORY

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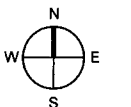
SECOND FLOOR PLAN
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GENERAL SYMBOLS

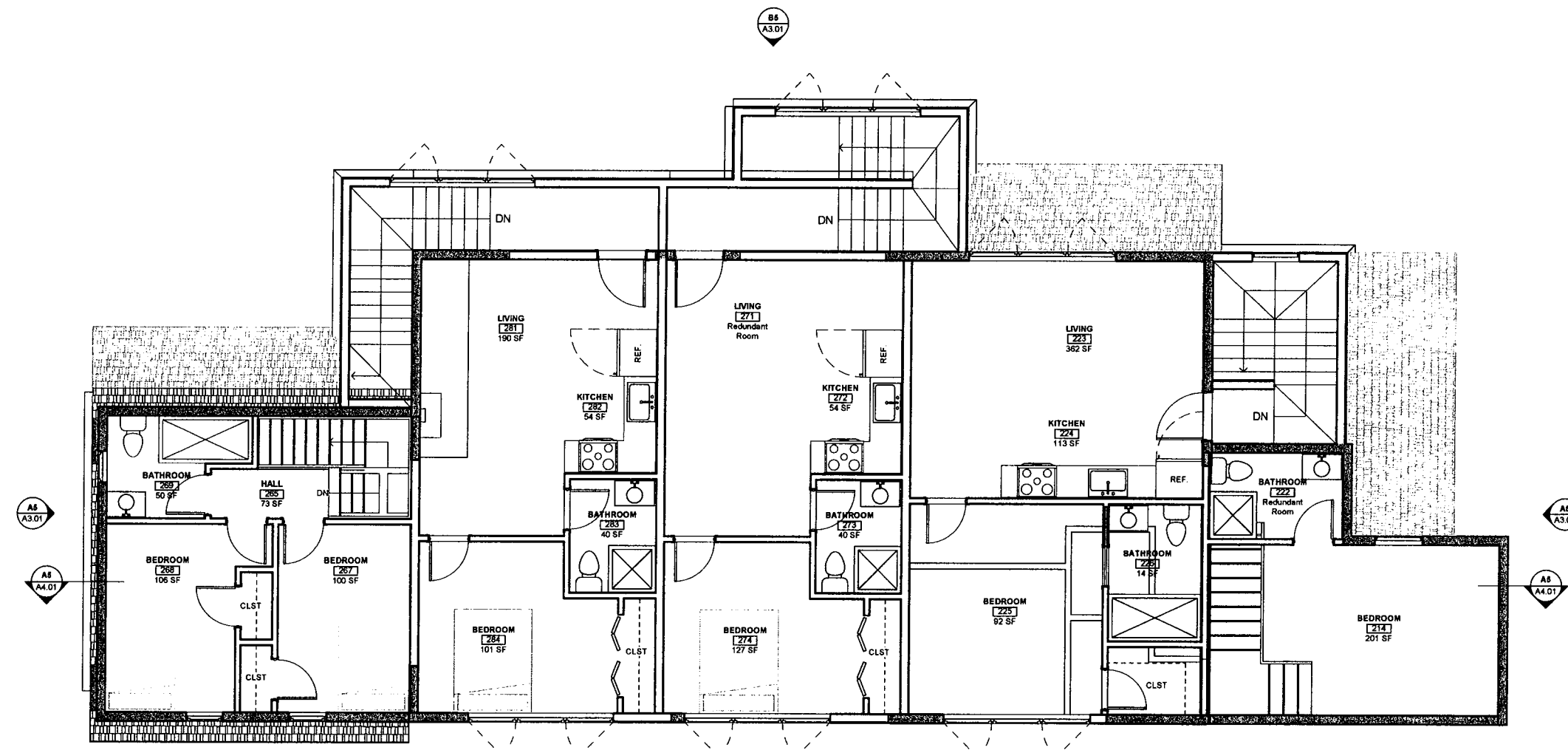
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- RECESSED CAN LIGHT
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- ELECTRIC METER
- GAS METER
- CABLE JACK

NORTH ARROW



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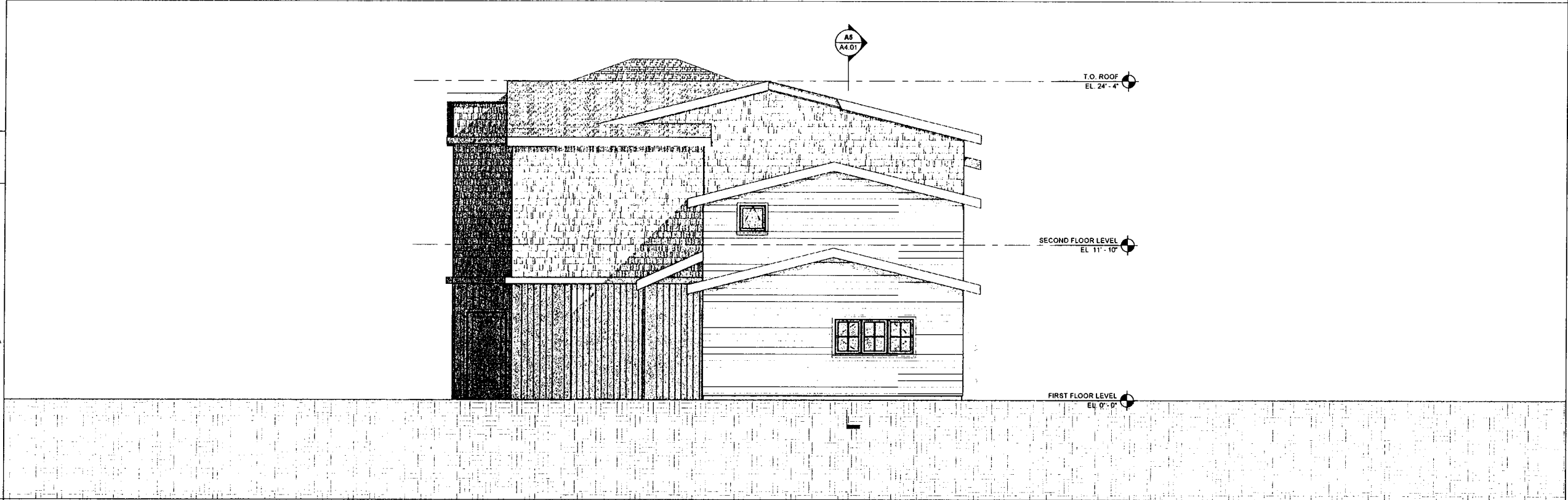
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A5 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



B5 PROPOSED NORTH EXTERIOR ELEVATION
A3.01 Scale: 1/4" = 1'-0"



A5 PROPOSED WEST EXTERIOR ELEVATION
A3.01 Scale: 1/4" = 1'-0"

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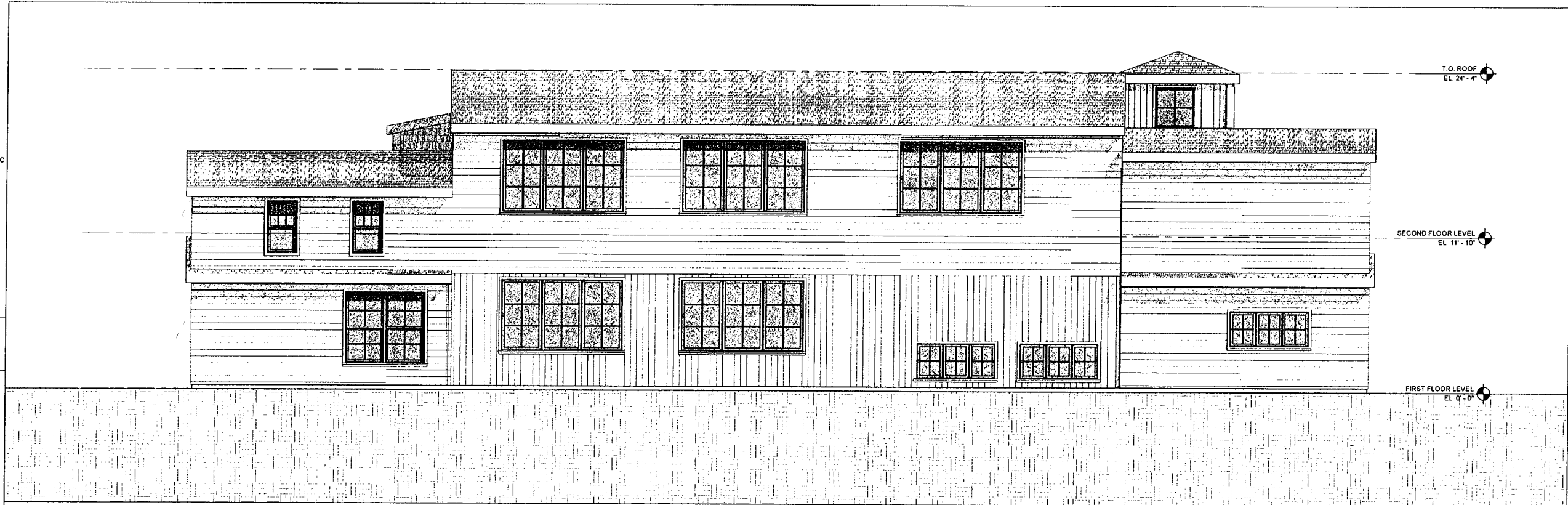
REVISIONS

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EXTERIOR ELEVATIONS

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A3.01



B5 PROPOSED SOUTH EXTERIOR ELEVATION
A3.02 Scale: 1/4" = 1'-0"



A5 PROPOSED EAST EXTERIOR ELEVATION
A3.02 Scale: 1/4" = 1'-0"

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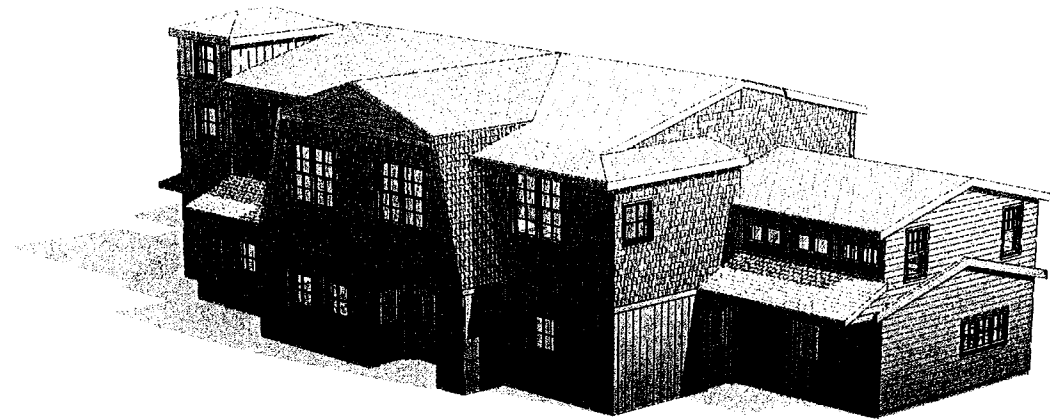
REVISIONS

NO.	DESCRIPTION

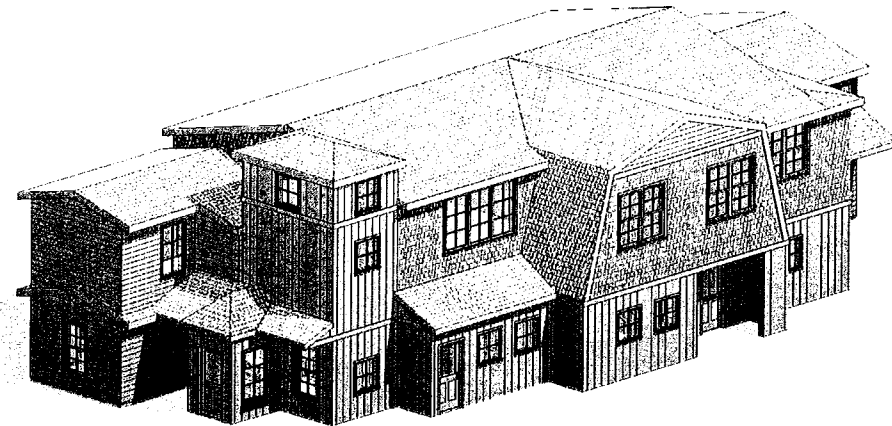
EXTERIOR 3D VIEWS

DRAWN BY: VF / KJ
CHECKED BY: CF
SHEET SIZE: ARCH D 24" X 36"

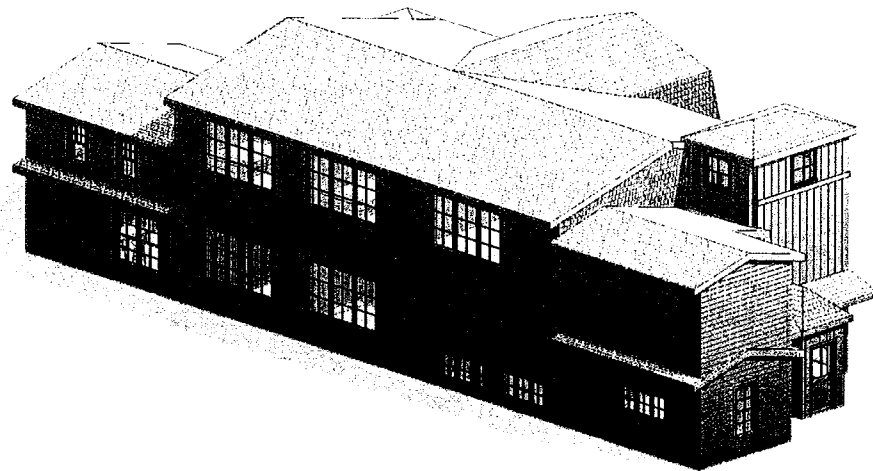
A12.01



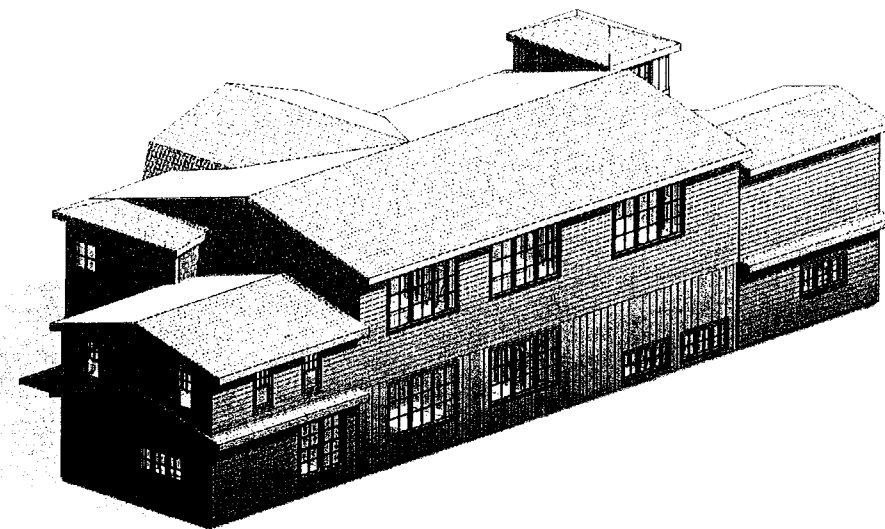
B5 3D View 1
A12.01 Scale:



B3 3D VIEW 2
A12.01 Scale:



A5 3D VIEW 3
A12.01 Scale:



A3 3D VIEW 4
A12.01 Scale:

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.

08/14/24

- 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

CCE Development

June 10, 2024

LANDSCAPE MAINTENANCE PLAN - Revised
499 East Main Road, Middletown RI 02842

Owner shall complete the following as a part of the property landscape maintenance program:

1. Empty exterior litter/recycle receptacles and dumpsters weekly.
2. Spring: prepare garden beds, spread bark mulch, sweep, and property dispose of debris from paved areas.
3. Summer: mow lawn areas weekly, weed garden beds and prune as needed during growing season.
4. Fall: Remove leaf litter & debris biweekly or as needed.
5. Winter: remove snow & ice from paved areas, provide traction sand as needed.
6. Remove and properly dispose of sediment & debris from storm water inlet/catch basin annually.
7. Any plants that die will be replaced with in-kind materials.
8. Any pruning required and/or cross branching/deadwood removal will be completed seasonally as required.