



**MIDDLETOWN**  
Rhode Island

## PLANNING DEPARTMENT

**TOWN OF MIDDLETOWN**

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

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### Notice of Development Plan Review Decision

To: APPLICANT

From: Ron Wolanski, Administrative Officer

Date: October 16, 2024

Re: Application of ALF Properties, LLC for Development Plan Review for exterior renovation of an existing commercial building. Property located at 1149 Aquidneck Ave., Tax Assessors Plat 113, Lot 314

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Following review of the above referenced application, and pursuant to Section 1001 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land (Regulations), the application has been identified for administrative development plan review. The application was certified complete on October 11, 2024 and is hereby approved. The plans subject to this review and approval include the following:

- Building elevations by Herk Works Architecture, dated October 8, 2024.

This approval includes approval of proposed exterior building materials subject to Section 521.2.C of the Regulations – Building exteriors and roofs must be constructed of materials that resemble traditional materials, such as wooden clapboards, shingles, patterned shingles, brick or stone. The applicant proposes the use of synthetic materials that resemble traditional building materials. As such, a waiver from the regulation is not required.

Findings made:

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.



Ronald M. Wolanski, AICP  
Town Planner/Administrative Officer

cc. Town Clerk  
Planning Board  
Building/Zoning Official

RECORDED: Oct 17, 2024 10:18A  
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WENDY J. W. MARSHALL, TOWN Clerk  
TOWN of MIDDLETOWN, RI