



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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

To: William J. Nash, Chair
Planning Board members

From: Ron Wolanski, Town Planner

Date: October 30, 2024

Re: **Public Hearing** – Application of Seaview Inn LLC for Master and Preliminary Plan approval of a Major Land Development Project for the construction of a 12,000 sq. ft. hotel consisting of 72 units, with parking, utility, stormwater, and other site improvements. The application includes request for a special use permit per Sections 602 and 1401 of the Middletown Zoning Code to allow a hotel building in the office park (OP) zoning district. 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 as follows: Sections 521.1.B.2; 521.1.B.3; and 521.3.C.1. Property located at 240 Aquidneck Ave., Tax Assessor's Plat 115, Lot 54

It is recommended that the public hearing for the above referenced application be continued to the December 11, 2024 Planning Board meeting. Following submission of the application and advertising of the public hearing it was determined that the location of the proposed building would require zoning relief for the rear yard setback, which does not comply with the minimum requirement. As such, the applicant would either need to submit a revised design for the development to avoid the need for zoning relief, or submit a revised application requesting the necessary relief. Since the plan currently before the Board would require zoning relief and that relief has not yet been requested, the hearing on the application should not go forward.

Based on discussion with the applicant's attorney, his client is currently evaluating his options to address this issue, and is amenable to a continuance to the December 11th meeting.

Please contact me with any questions regarding this matter.

Cc: Applicant