



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., Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: November 4, 2024

Re: **Public Hearing** - Application of 72 Johnny Cake Hill, LLC for Development Plan Review for modification to a previously approved plan for construction of a 15,000 sq. ft. wholesale commercial use building, with associated parking, office space, landscaping, stormwater management, utilities, and associated site work, and including requests for waivers from certain design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located on 72 Johnnycake Hill Road, Assessor's Plat 114, Lot 601.

This item was continued to the November 13th meeting at the applicant's request. The applicant indicated that they are working to address concerns raised by an abutting property owner. As of this date no new information has been provided by the applicant. As previously discussed, it was confirmed that some vegetation that was to be retained on the property per the approved landscape plan for the project has been removed. The applicant provided the attached revised landscape plan to address this issue. It has been provided to the Tree Commission for review and comment.

The applicant is requesting approval to modify a previously approved plan for construction of a new 15,000+/- square foot wholesale commercial/office building at 72 Johnnycake Hill Road, located in the Office Park (OP) zoning district. The new building will be located to the rear of the existing building on the property. The requested modifications are exclusively related to the exterior design of the proposed building, particularly exterior siding and roofing materials. However, as noted above, since site work completed to date is not in compliance with the approved landscape plan, a revised landscape plan must now be made part of this request. The project was initially approved on March 8, 2023. Please see the attached prior decision approving the project. The conditions of approval applied at that time, as well as any additional conditions the Board requires would apply to the modified project.

TRC Review:

The Technical Review Committee (TRC) reviewed the application during its meeting on September 4th. Building design and materials were discussed. Following its review, the committee voted unanimously to forward a positive recommendation to the Planning Board, subject to the Planning Board's consideration of the requested waivers.

Requested waivers:

Based on the submitted revised building plans it appears that the applicant will require the following waivers from the commercial development design standards of section 521 of the

Regulations, or must provide confirmation that the project is in compliance. The need for additional waivers will be determined upon submission of the revised landscape plan. The following waivers are based on the new building design and are in addition to waivers previously granted.

1. Section 521.2.A.2 – Street side façade does not consist of an unarticulated blank wall, does not consist of an unbroken series of garage doors, and no unbroken plane of a wall exceeds forty feet without a minimum 4 feet wide architectural design feature. Proposed street side façade consists of an unarticulated blank wall and walls exceed forty feet without a 4 feet wide design feature.
2. Section 521.2.B.1 – Windows and glass doors occupy between 20% and 60% of façade visible from the public way. No windows are proposed on the street-facing façade.
3. Section 521.2.C – Building sidings, roofs, and trim shall be constructed of traditional materials. Substitute materials may include fiber cement board, composite that resemble traditional materials, standing seam metal roofs, and non-flammable siding (Use of non-traditional or substitute materials require Planning Board or Administrative Officer approval). Building exteriors include a metal roof, metal siding, and PVC trim.

Required findings:

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.

Cc: Applicant

PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE LIST WILL TAKE PRECEDENCE.
- ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF SIX MONTHS.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN.
- CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE.
- ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND THE PLACEMENT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE INSTALLATION.
- ALL DISTURBED AREAS NOT TO BE PAVED OR PLANTED SHALL BE LOAMED AND SEEDED AS SHOWN. SEE SPECIFICATIONS FOR SOIL PREPARATION AND SEED MIX.
- TWO INCH (2") DEEP, FINELY SHREDDED BARK MULCH WILL BE INSTALLED AROUND ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUND COVER AREAS AND GENERAL SHRUB MASSES.
- ALL PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT WILL TAG ALL TREES AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE. SEE SPECIFICATIONS FOR TAGGING, INSPECTION, AND ACCEPTANCE OF PLANT MATERIAL.
- LANDSCAPE ARCHITECT SHALL CONFIRM PLANT LIST AND APPROVE SUBSTITUTIONS OF PLANT VARIETIES PRIOR TO ORDERING OF MATERIAL.
- SOIL MIX: 1/3 PEAT MOSS, 1/3 SCREENED LOAM, 1/3 DEHYDRATED MANURE.
- THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT SELECTIONS WITH PLANTS OF SIMILAR CHARACTERISTICS IF THE SPECIFIED PLANTS ARE NOT AVAILABLE IN ACCEPTABLE QUANTITIES OR CONDITIONS.

LANDSCAPE REQUIREMENTS (TOWN OF MIDDLETOWN)

EXISTING VEGETATION
TREES AND VEGETATION ARE USED TO SATISFY LANDSCAPING REQUIREMENTS
TREES HAVING GREATER THAN 18" DBH ARE PRESERVED

PLANTED LANDSCAPING OCCUPIES A MINIMUM OF 25% OF THE PROJECT AREA.
TOTAL PROJECT AREA = 132,766 SF
REQUIRED LANDSCAPE AREA = 33,192 SF
PROVIDED LANDSCAPE AREA = 72,946 SF

SCREENING
SCREENING ELEMENT SUCH AS PLANTINGS, STONE WALLS, BERMS, AND/OR FENCES (OR A COMBINATION)
PROVIDED ALONG ALL PROPERTY LINES

BUFFERS
A LANDSCAPED BUFFER AT LEAST 10' IS PROVIDED ALONG ALL PROPERTY LINES (MAY BE REDUCED IF STONE WALL USED AS SCREENING ELEMENT)
FOR ALL USES. A LANDSCAPED BUFFER AT LEAST 20' THAT INCLUDES SCREENING AT LEAST 6' HIGH MEASURED FROM FINISHED GRADE AT TIME OF INSTALLATION IS PROVIDED.
A LANDSCAPED BUFFER AT LEAST 10' WIDE, WHICH IS DEFINED BY CURBING AND MAY INCLUDE SIDEWALKS BUT MUST INCLUDE A MINIMUM 5' PLANTING STRIP,
IS PROVIDED BETWEEN BUILDINGS AND PARKING LOTS/DRIVEWAYS

PLANTINGS
PLANTINGS ARE NONINVASIVE SPECIES, AND NATIVE TO AQUIDNECK ISLAND IF POSSIBLE

TREES
DECIDUOUS TREES - 0 PROPOSED
PLANTED ALONG STREET SIDE PROPERTY BOUNDARY, PRIVATE STREETS, AND INTERNAL DRIVEWAYS
PLANTED IN STRIPS OR TREE WELLS LOCATED BETWEEN THE SIDEWALK AND CURB.
SPACED NO FURTHER THEN 30' ON CENTER
A MINIMUM OF 4" DBH AT TIME OF PLANTING

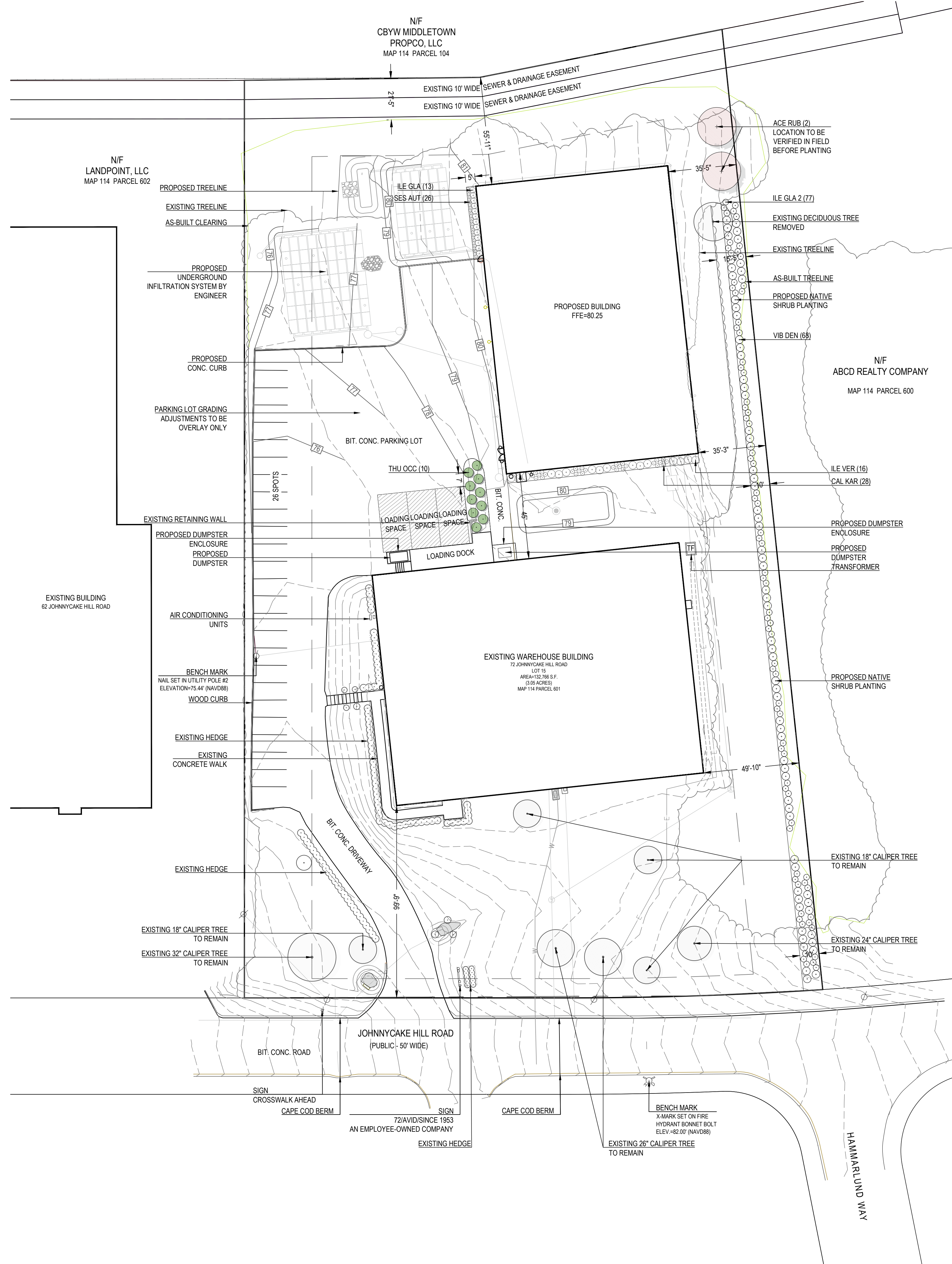
PARKING LOT TREES - 0 TREES REQUIRED, NO NEW PARKING PROSED
MINIMUM OF ONE TREE PROVIDED FOR EVERY 5 PARKING SPACES
TREES AT EAST 4" CALIBER DBH AND 7' TALL AT TIME OF PLANTING
SURROUNDED BY AT LEAST 25 SF OF PERMEABLE UNPAVED AREA

SCENIC VIEWS
SCENIC VIEWS AND HISTORICALLY SIGNIFICANT LANDSCAPE FEATURES PRESERVED TO THE MAXIMUM EXTENT REASONABLY POSSIBLE
CONSISTENT WITH TOWN CODE CHAPTER 96: TREE PRESERVATION AND PROTECTION
CONSISTENT WITH TOWN CODE CHAPTER 97: STONE WALLS

MAINTENANCE
FOR LARGER PROJECTS OR SIGNIFICANT LANDSCAPE FEATURES, A MAINTENANCE AGREEMENT AND/OR BOND MAY BE REQUIRED
LANDSCAPE MAINTENANCE PLANS ARE REQUIRED BY SECTION 523, AND PERFORMANCE AND MAINTENANCE GUARANTEES ARE REQUIRED
UNDER ARTICLE 7.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
TREES					
	ACE RUB ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	2	4" CAL.	
EVERGREENS					
	THU OCC THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	10	7/8" B&B	7' O.C.
SHRUBS					
	ILE GLA ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	13	5 GAL.	36"
	ILE GLA 2 ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	77	2.5/3" B&B	36"
	ILE VER ILEX VERTICILLATA 'WINTER RED'	WINTERBERRY	15	7 GAL.	48"
	VIB DEN VIBURNUM DENTATUM 'CHICAGO LUSTRE'	ARROWWOOD VIBURNUM	XX	3/4" B&B	48"
GRASSES					
	CAL KAR CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	KARL FOERSTER FEATHER GRASS	28	1 GAL.	24"
	SES AUT SESALARIA AUTUMNALIS	AUTUMN MOOR GRASS	26	1 GAL.	16"
	EXISTING TREES TO REMAIN				

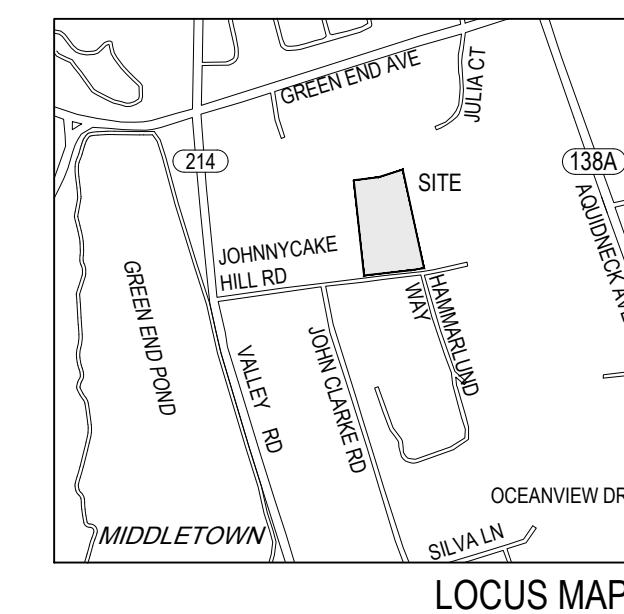


VERDE DESIGN + HORTICULTURE
18 WILDFLOWER LANE
JAMESTOWN, RI 02835

O. 401 619-0562
verdegarden@gmail.com

ARCHITECT
CORDTSEN DESIGN
SPENCER CORDTSEN MCCOMBE, AIA, LEED AP
42 WEST MAIN ROAD
MIDDLETOWN, RI 02842
401-619-4589

CIVIL ENGINEER
LEDC
LAND DEVELOPMENT ENGINEERING
& CONSULTING LLC
207 HIGH POINT AVE. UNIT 6
PORTSMOUTH, RI 02871
401-354-2050



72 JONNYCAKE HILL RD
MIDDLETOWN, RI
MAP 114, PARCEL 601

./Logo & stamp LA Stamp app

PROJECT NUMBER: 23.072
DRAWN BY: MS
CHECKED BY: PR
SCALE: 1" = 30'-0"
DATE: 09.29.2024

REVISIONS:

DATE	DESCRIPTION
01.29.2024	CHANGE GRASS TO SES AUT
09.29.2024	SCREENING ALONG EAST SIDE

PLANTING PLAN



L1.0