



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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

Notice of Land Development Project Decision

To: APPLICANT

From: Ron Wolanski, Administrative Officer

Date: November 20, 2024

Re: Application of Mello Realty, Inc. for Final Plan approval of a Major Land Development Project for the construction of four (4), 14,400 sq.ft. commercial buildings, with each holding twelve (12) tradesman units, with parking, and other site improvements, and including 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. Property located on 300 Coddington Hwy, Tax Assessors Plat 103, Lot 103.

Following review of the above-mentioned application, and pursuant to Section 407.E.2 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land (Regulations), having been certified complete, the Final Plan application is deemed approved subject to the following conditions:

1. Prior to permitting, the final design of the fire department water supply shall be determined, subject to the approval of the Fire Chief.
2. Prior to permitting, the final design of the sewer line placement shall be revised to maintain at least a 5 feet separation from any building, subject to the approval of the DPW Director.

The plans subject to this approval include the following:

- Plan set by Northeast Engineers & Consultants dated October 30, 2024.
- Landscape plan by Verde Design dated September 10, 2024
- Building elevations by Cordtsen Design Architecture dated June 19, 2024

Findings made pursuant to Section 404 of the Regulations:

- A. The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
- B. The proposed development is in compliance with the standards and provisions of the Town Zoning Ordinance;

- C. There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval;
- D. The subdivision, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of buildable lot). Lots with such physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans; and
- E. All proposed land developments and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.

Prior to permitting, the Final Plan must be printed on mylar and presented to the Administrative Officer for endorsement, and then recorded in the Middletown land evidence records. The plan must be recorded within one year of the date of this decision.



Ronald M. Wolanski, AICP
Town Planner/Administrative Officer

cc. Town Clerk
Planning Board
Building/Zoning Official

RECORDED: Nov 20, 2024 03:02P
DOC #: 00002137
RECEIPT #: 71416
WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI