



## Town of Middletown Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

### Notice of Planning Board Decision/Recommendation

To: James Miller, Chairman  
Middletown Zoning Board of Review

From: Paul A. Croce, Chairman  
Middletown Planning Board

Date: August 13, 2021

Re: Application for Development Plan Review by CCE Development, LLC for a new commercial building and additions and modifications to an existing commercial building, and request for waivers from certain commercial development design standards of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 499 East Main Road, Tax Assessors Plat 113, Lot 27.

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During its meeting of August 11, 2021, the Planning Board considered the above referenced application. At the conclusion of the public hearing a motion was made and duly seconded and voted unanimously to approve the Development Plan Review application. A second motion was made and unanimously approved to forward a positive recommendation relative to the Development Plan Review for those elements of the plan requiring relief by the Zoning Board of Review. The plans subject to this review and recommendation include the following:

- Site plans prepared by Land Development Engineering & Consulting, LLC, dated August 5, 2021
- Building elevations by Cordtsen Design Architecture, dated June 21, 2021
- Landscaping plan by Verde Design & Horticulture, date July 22, 2021.

The recommendation and DPR approval are subject to the following conditions of approval:

1. Prior to permitting, the applicant must restore the existing retention basin to functionality as determined by the Town Engineer
2. Prior to permitting, the stormwater management plan must be reviewed and approved by the Town Engineer
3. Prior to permitting, the proposed sewer service must be reviewed and approved by the Director of Public Works
4. Prior to permitting, parking requirements for proposed uses must be confirmed by the Zoning officer
5. Prior to permitting architectural plans must be updated to include location of proposed exterior lights.
6. Trash receptacles and bike racks are noted on the Landscape/Litter Management Control Plan but are not shown on the site plan or landscape plan. Prior to permitting

trash receptacle and bike rack locations shall be shown on the landscape and site plan and design submitted to the Town Planner for review and approval.


7. Landscaped area calculations have not been updated from last landscaping plan. Prior to permitting recalculated percent landscaped area must be shown on the landscape plan.
8. Prior to permitting, landscape management plan must be updated to include replacement of plantings that die, and a scheduled for pruning and removing deadwood and cross branching of trees.

Waivers granted from the commercial development design standards of Section 521 of the *Middletown Rules and Regulations Regarding the Subdivision and Development of Land* as follows:

1. 521.2.A3 Commercial garage doors not visible from the public way. **Accessory building commercial garage doors are visible**
2. 521.2.A4 Commercial garage doors screened from public view. **Accessory building commercial garage doors are not screened**
3. 521.3.D2 Along lot lines abutting residential properties or uses- 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. **The southern property line abuts a residential use and less than 20 feet of landscaped area is provided.**
4. 521.3.D3 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. **A 10-foot landscaped buffer is not provided between the building and parking lot on all sides.**

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.



Paul A. Croce, Chairman  
Middletown Planning Board

cc. Town Clerk

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WENDY J. W. MARSHALL, TOWN Clerk  
TOWN of MIDDLETOWN, RI