



To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: May 3, 2022

Re: **Public Hearing** – Application of Ocean State Holdings of Middletown, LLC for Development Plan Review for renovation of an existing commercial building, including request for waivers from certain design standards of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 1215 West Main Rd., Tax Assessors Plat 106, Lot 91.

The applicant is proposing renovation of, and additions to an existing commercial building at the above referenced address. Please see the attached site plans and building elevations provided by the applicant.

The applicant proposes two small additions, totaling approximately 720 sq.ft. of floor area, and modifications to the front and side building facades, including new windows, doors and siding. New screening is proposed for the rooftop HVAC equipment. Limited site and landscape work is proposed. The applicant's development impact statement is attached.

TRC and other committee review:

The Planning Board will conduct a site visit on May 3rd. The Technical Review Committee will review the application during a meeting scheduled for May 10th. The Roads & Utilities Advisory Committee, Conservation Commission, and Tree Commission have been provided the plans for review. I will provide the results of those reviews to the Board as soon as possible.

Requested Waivers:

The applicant is requesting the following waivers from the Commercial Development Design Standards of Article 5 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Please see the attached letter from the applicant's engineer explaining the requested waivers.

1. **Section 521.1.B.2** – Parking lots of more than 50 spaces must be broken up into smaller lots separated by a minimum 10-foot-wide landscaped buffer. **Existing large parking area to the rear of the building to remain unchanged.**
2. **Section 521.1.E.3** - Location and design of required trash receptacles and a litter control plan must be provided. **Not provided.**
3. **Section 521.1.E.4** – Bike rack with space for one bike per 5 vehicle parking spaces must be provided. **Not provided.**

4. **Section 521.2.B. 1 & 2** – Windows must make up 20% – 60% of each façade and be of true or simulated divided-light design. **Area calculation for windows not provided. Proposed windows not divided-light.**
5. **Section 521.2.C** – Building exteriors and roofs must be constructed of traditional materials such as wooden clapboards, shingles, patterned shingles, brick or stone. **The applicant proposes the use of non-traditional exterior materials, such as insulation finishing system (EIFS) to match existing, and new aluminum composite (ACM) siding panels.**
6. **Section 521.3.B** – 25% of project area must be landscaped. **Existing developed site, not provided.**
7. **Section 521.3.C** – Landscape screening along property lines. **Not provided.**
8. **Section 521.3.D.1**- Landscape buffer, 10' wide along all property lines. **Not provided.**
9. **Section 521.3.D.3** - Landscape buffer, 10' wide between the building and parking/driveways. **Not provided.**
10. **Section 521.3.F. 1 & 2** – Street trees and parking lot trees. **Not provided.**

Waivers may be considered in accordance with section 908 of the subdivision regulations where; the literal enforcement of one or more provisions of the regulations is impracticable and will exact undue hardship; because of the peculiar conditions pertaining to the land in question; or where such waiver and/or modification is in the best interest of good planning practice and/or design, as evidenced by consistency with the municipality's comprehensive plan and Zoning Ordinance.

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.

Please contact me with any questions regarding this matter.

CC: Applicant

DEVELOPMENT IMPACT STATEMENT

PROPOSED SITE REDEVELOPMENT 1215 WEST MAIN ROAD

Prepared for: Ocean State Holdings of Middletown, LLC (Owner)

Introduction

Hyundai of Newport will relocate their dealership to the former BMW of Newport site located at 1215 West Main Road. The subject parcels are approximately 1.26± acres in area .Approval is being sought to construct a total 900+/- sf building additions on to the northwest & southwest corners of the existing building & to provide a vehicle service component to the dealership's operations.

SITE:

GB –General Business

Automobile Dealerships are allowed by right in the GBA district.

GB Zone (General Business)	Required	Proposed/Existing
Minimum Lot Size	12,000 sf	54,769+/- sf
Frontage	100 ft	153.6'+/-
Maximum Lot Coverage	25%	20.9%+/-
Maximum Height	40 ft	<40 ft
Front Yard Setback	10 ft	62.3 ft
Side Yard Setback	10 ft	11.8 ft
Rear Yard Setback	20 ft	254 ft

DEVELOPMENT IMPACT STATEMENT

PROPOSED SITE REDEVELOPMENT 1235 West Main Road

POTENTIAL IMPACTS

Traffic and Parking Conditions

The proposed minor expansion to the showroom area of the existing building will not have any impact on overall traffic. The existing/former dealership operations routed vehicle service traffic to the rear of the site for process. Hyundai will relocate that check in process to the front of the building utilizing an interior drop-off within the former showroom area. Vehicle's will then be parked in designated services spaces on site awaiting service. The subject property as well as 1199 are under the control of Hyundai for the parking of service, display & customer vehicles. The combined properties provide the minimum parking required for this use.

Municipal utilities and services: The proposed redevelopment will have a minimal impact on Town utilities and services.

- Water Supply: The existing structure will maintain its water connection in West Main Road.
- Sewage Disposal: The existing structure will maintain its sewer connection to the sewer interceptor to the rear of the property.
- Storm Drains: This proposal will not create any additional impervious areas and is intended to maintain current drainage patterns.
- Police: There will be no additional impact. This use will not require any further patrols than those already taking place in the area.
- Fire and Emergency Services: This will not create any additional burden. If service is required, the department will respond in its normal fashion. The building will be built to current building code standards. If the rescue service is required, billing for the run is automatically sent to the individual's insurer, thus resulting in a payment for service.
- Emergency Services: N/A
- Schools: There is no impact as there are no additional children.

Physical and Ecological Characteristics of the Site

- Wetlands – there are wetlands present on the adjacent site. site improvements are proposed to be well outside of perimeter wetland areas. All stormwater structures will be fitted with inlet protection to prevent sediment transfer in to the wetland areas
- Floodplain – there is no floodplain area on site.
- Vegetation – the applicant is proposing two modest building additions to the existing structure which will displace a minimal amount of landscaping. The applicant will add additional landscaping as is required for the development.
- Wildlife habitat – no impacts.

Character of the Community

The proposed redevelopment of this property will continue as its longstanding use as an Automobile Dealership. The site improvements are aimed at providing better design elements for the dealerships requirements. The redevelopment is taking place on a site currently zoned as General Business along West Main Road.



Land Development Engineering & Consulting, LLC.

Strategic Planning,
Civil Engineering & Permitting

April 11, 2022

LDEC No. 21032

Town of Middletown
Planning Department
350 East Main Road
Middletown, RI 02842

Attn: Ron Wolanski, AICP, Town Planner

**Subject: Request for Waivers – Commercial Design Standards
1215 West Main Road, (Map 106 Lot 91)
Applicant: Ocean State Holdings of Middletown, LLC (Hyundai of
Newport)**

Dear Ron,

On behalf of the applicant's, Land Development Engineering & Consulting, LLC (LDEC) respectfully submits a request for waivers from the Town of Middletown's Commercial Design Standards (CDS) related to the Development Plan Review (DPR) Application for the additions to the previously approved building at the above location. Each requested waiver is listed below noting the specific section & subsection of the CDS followed by a brief statement(s) supporting each request.

SECTION 521.1 - SITE DESIGN

Section 521.1.B2 Parking broken up into lots of less than 50 spaces....adjacent parking lots separated by a minimum 10-ft landscape strip.

The existing building is being expanded which reduces the current number of available parking spaces. Due to the nature of the existing/proposed use, maximum parking availability is needed for display, customers and service for the dealership therefore a waiver from this section is being requested. Refer to Site Plans.

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Section 521.1.E3 Exterior litter receptacles shall be provided.....appropriately sized & located.....

The primary public access for the dealership will be at the front of the building along West Main Road. In this area customers will be able to access display vehicles, showroom, service & sales areas. This specific area is limited for exterior trash & litter receptacle locations due to parking, vehicle circulation & building design. However, the applicant will provide modest trash & litter receptacles at each of the building entrance locations along the west elevation. Each of these entrances are recessed from the building façade & will provide minimal space for any substantial receptacle arrangement. Therefore a waiver is being requested from the full extent of the requirements to this section of the commercial design standards.

Section 521.1.E4 Bicycle racks shall be provided.....

The existing/proposed use is an automobile dealership. Available space for parking & landscaping in support of the use is limited & restricted. Additionally, bicycle accommodations are incompatible with the property use

SECTION 521.2 - BUILDING DESIGN AND ARCHITECTURE

Section 521.2 A 4 Commercial garage doors screened from public view.

The proposed addition incorporates one single overhead full glass door that is compliant with the specification and manual of the dealership image. There can be no deviation from this specification. Refer to architectural plans.

Section 521.2 B 2 Where consistent with overall building design, windows are of true or simulated divided light (double hung windows preferred where consistent with overall building design).

The existing building is design with store front glazing. The proposed renovation is to replace the existing glazing in kind with new storefront and frames that are compliant with the dealership manual and specification. Refer to architectural plans.

Section 521.2.C Building exteriors and roofs constructed of traditional materials such as wooden clapboards, Shingles, patterned shingles, birck or stone.

The building is an existing flat roof building, the small addition planned matches the building architecture and roof profile. The existing building exterior is constructed of EIFS (Exterior Insulated Finish System). The intent fir the new minor



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addition is to match the existing building exterior as well as to be compliant with the dealership's requirements and compliant with the specification manual and image. Refer to architectural plans.

SECTION 521.3 - LANDSCAPING

Section 521.3.B Planted landscaping occupies a minimum of 25% of the project area

The overall greenspace percentage of the existing site is x%. The specific area of site modifications, which is along West Main Road, will incorporate landscaping increasing the greenspace percentage to x%. Available space for parking & landscaping in support of the use is limited & restricted.

Section 521.3.C Screening Element such as plantings.....provided along all property lines.

The subject property has existing access along the northerly & southerly boundaries to other locations on the site & needs to be maintained for the facility operation(s).

Section 521.3.D1 A landscaped buffer at least 10' wide, along all property lines.

The subject property has existing access along the northerly & southerly boundaries to other locations on the site & needs to be maintained for the facility operation(s).

Section 521.3.D.3 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.

In order to maintain adequate access and circulation for the proposed building, including required service drives, and for the functionality of the overall proposed use, a waiver is requested from the above section. Refer to Site Plans

Section 521.3.F1 Deciduous Street Trees

The subject property's use has been an automobile dealership. The existing building location & site infrastructure will continue to remain. The required parking for the dealership utilizes space on the abutting property in order to meet the requirement and needs of the dealership. Additionally, The applicant is providing additional display spaces for dealership inventory along West Main Road which needs to be protected from damage



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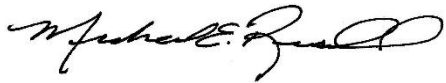
WEBSITE: sde-ldec.com

Section 521.3.F.2 Parking Lot Trees

Refer to above response.

If you have any questions please call me at (401) 354-2050 or email at (mrussell@sde-ldec.com).

Respectfully,



Michael E. Russell, P.E.
Land Development Engineering & Consulting, LLC.

cc: Bob Silva, Esq.
Jon Narcessian, GM Hyundai of Newport



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April 15, 2022

LANDSCAPE MAINTENANCE PLAN

Hyundai of Newport – 1215 W Main Rd, Middletown, RI

The following maintenance plan is based on the planting plans provided by VDH dated April 13, 2022.

Spring Clean-up

Mechanically thatch all ornamental lawn areas, remove debris throughout the landscape, weed all garden beds, edge all previously edged garden beds, cutback remaining perennials, clear all hardscapes of debris, and prune any broken or winter damaged branches. All debris generated to be removed and disposed of offsite or a designated area on site.

Leaf Mulch Installation

Furnish and install a composted leaf mulch blend, or approved equal, to previously mulched garden beds.

Lawn Mowing

Weekly mowing and trimming of all ornamental lawn areas to a height of 2.5-4" during growing season. All hardscapes and garden beds blown free of debris. All debris generated to be removed and disposed of offsite. Weekly mowing typically would begin the end of April or beginning of May and extends to the middle or end of October. In dry weather, lawn mowing may be at a reduced level, however reduced mowing can increase presence of weed in the lawn and increase stress on the plant. Raising the cut during this period is suggested.

Weekly Horticultural maintenance of garden beds

Horticultural fertilization of perennials and/or small shrubs, dead heading flowers, light aesthetic pruning of shrubs to maintain shape, weed management, water management of landscaped areas, training of climbing or trailing plants, policing of landscaped areas to clean recently fallen debris, pest and disease monitoring, and fall cutbacks of perennials as necessary. Any plant losses or materials in the original design should be replaced unless there is an acceptable extenuating circumstance or unless the filling in of other existing plants in the plan make replacement unnecessary.

Horticultural maintenance generally begins in the end of April or the beginning of May and extend to the middle or end of October with an additional time spent in late fall for perennial cutbacks. Occurrence should be **twice per week** or as necessary to keep the beds properly maintained. At no point should landscape fabric be used as weed control in beds. Any chemical applications should be applied by a licensed applicator.

Seasonal Pruning

Pruning of shrubs and small ornamental trees at the appropriate time during the growing season. This will typically occur in June through August. Flowering shrubbery that needs pruning should be pruned within 2 weeks after blooming. Pruning of material will be completed based on normal growth habits of the plant unless previously discussed or requested. All debris generated to be removed and disposed of offsite, or a designated area on site.

Fall Cleanup

Removal of leaf debris within ornamental lawn areas and garden beds. Light leaf removal can be completed with each of the early fall mows. Full leaf cleanups generally occur every 2-3 weeks typically starting in early November and extend through mid-December.

Plant Maintenance

***Hydrangea paniculata* 'Bobo'**

Little pruning is required and should be avoided, except for the removal of fallen foliage at the end of the season to avoid disease. If planted in poor soil, apply light fertilizer in spring. Thrives with 1" of water per week.

***Ilex glabra* 'Shamrock'**

During the first year, water regularly and deeply. Soil should be well drained. Apply fertilizer before new growth appears in the spring. Pruning is not necessary, but it can be trimmed to shape.

***Calmagrostis* 'Karl Foerster'**

Cut back to 1/3 of the plant in early spring, most growth will occur before temperatures begin to exceed 75°. Water normally. Fertilizer is not necessary, provided mulch is used around the root zones.

Sarcococca hookeriana* var. *humilis

Provide moist but well drained soil. Water deeply and regularly during first growing season to help establish an extensive root system. Apply general purpose fertilizer before new growth begins in spring. Prune annually to shape.

Plant Health Care Applications:

Insect Treatment

Spray, soil drench, or systemic bark applications completed in early spring and mid spring in order to help prevent potential damage to emerging foliage from winter moth, gypsy moth, shot hole leaf miner damage, magnolia scale, tulip scale, poplar scale, rhododendron scale, and/ or black vine weevil. Application method dependent on plant material. Recommended minimum of 2 applications per season.

Deer Repellent Application

Spray application to better control deer browsing on applicable plant material. 12 applications are recommended throughout applicable time periods of the growing and dormant season are necessary for acceptable control. Additional spray applications can be completed if needed.

Deep Root Fertilizer Application

Deep root fertilizer is a soil drench/root injection which is performed in late fall. This allows the tree to store up the nutrients before going dormant, which helps increase vigor and overall plant health the following spring. Primarily target ornamental and focal trees on the property.

Anti-Desiccant Application

Foliar application of anti-desiccant completed in late fall on broadleaf evergreen trees and shrubs in order to help prevent moisture loss and desiccation through harsh winter conditions.

Ornamental Turf Maintenance

Applications

6 applications of lawn treatments based on the following:

Early Spring - Application of balanced fertilizer with crabgrass pre-emergent and weed control

Grub Preventative - Environmentally responsible application performed in Spring. Application has no toxicity to birds and pollinators and prevents grubs that feed on grass roots later in the season.

Late Spring - Application of a controlled release fertilizer with iron and micro-nutrients

Mid-Summer - Application of a slow-release fertilizer with humates and micro-nutrients for soil health, post emergent weed and crabgrass control as necessary

Early Fall - Application of controlled release fertilizer with amendments for soil health to encourage fall seeding germination

Late Fall - A heavy application of a slow-release fertilizer rich in potassium to strengthen new grass roots in preparation for winter dormancy

***Lime** - Application of either calcitic or dolomitic limestone to manage soil pH and allow soil to process water and nutrients more efficiently. Application necessity and associated cost dependent on results as dictated by the results of a soil test.

All treatments should be applied by a licensed applicator and with utmost care to prevent chemical runoff from the specific application area and into public drains, water sources, and other non-site properties.

Aeration

Core aeration of all turf areas to reduce compaction and enable better root development for a denser lawn.

Irrigation Maintenance

Spring Start Up

Irrigation systems start up includes opening all water sources, testing back flow for any winter damage, testing and adjusting of all zones and water features if included, programming the controller for a spring schedule if necessary, and completing necessary repairs.

Repairs & Additions

Repairs, additions, or mechanical adjustments during the growing season as needed. Adjustments will be made to heads and run times to help optimize water to plant materials and lawns.

Winterization

Winterization of all irrigation components completed with compressed air. Irrigation controller will be deactivated and turned to the off position for the winter.