

Aquidneck Land Trust

Preserving the Island's open spaces for the lasting benefit of all.

April 19, 2022

Paul A. Croce, Chair
Middletown Planning Board
Middletown Town Hall
350 East Main Road
Middletown, Rhode Island 02842

Re: Public Workshop – Presentation, discussion and public comment on the Middletown Commons development concept plan, and determination of consistency with the Middletown Comprehensive Community Plan. Property also known as the West Main Main/Coddington development center, fronting on West Main Rd. and Coddington Highway, Assessor's Plat 102, Lots 3,4,5,6,7.

Dear Chairman Croce and Members of the Board,

The Board of Trustees of the Aquidneck Land Trust ("ALT") have authorized me to express ALT's support for the concept of a mixed-use development known as the "Middletown Center" on the above-captioned property as proposed by developers, Landings Real Estate Group, First Bristol Corporation and Kempenaar Real Estates, Inc. ("Developers").

While ALT's primary mission is conservation of open space, we also recognize the growing housing and affordability crisis on Aquidneck Island. Preservation of open space and addressing the housing crisis on the island are not mutually exclusive. We believe smartly located mixed use development is a way that we can accommodate more housing and economic growth while still allowing room for important open space parcels on the island to be saved for conservation. We support this type of land use because such development takes the pressure off building on our last unprotected open spaces – typically farmland parcels – while allowing for increased affordable and workforce housing that is needed in our community. Mixed use developments provide more housing, provide space for businesses to thrive, and provide more tax revenue per acre than the more common 'suburban neighborhood' approach to development.

In November 2019, ALT commissioned the internationally renowned planning firm Sasaki & Associates to complete a report: “Aquidneck Island – Development Impact Analysis, November 2019 (https://ait.org/wp-content/uploads/2020/01/Development-Impact-Analysis_Final-Report_Spreads.pdf).

I invite all board members to read through this report, which offers important – and alarming – projections for Aquidneck Island. Fortunately, one of the major findings of this report is very positive. Through the use of mixed-use housing/retail/lifestyle developments in its three municipalities Aquidneck Island could accommodate its growth needs while still saving much of the open, working landscape that gives us our valuable quality of life. Our community can meet its affordable housing and workplace housing needs (exacerbated through the pandemic), reduce traffic congestion, ensure protection for its vulnerable drinking water supply, provide ample wellness opportunities via public trails, parks, and playing fields, and encourage local food production by protecting local farms. By offering a lifestyle that prioritizes walk-to and mass transit-friendly options for shopping, school, work, and entertainment, we can address many issues at once: affordable housing, traffic congestion and pollution, and the conservation of the key island properties that define island living. Moreover, such developments can reduce pollutant loads in our drinking waters and coastal waters by reducing the level of development of largely impervious subdivision housing developments within the watersheds running into these water bodies. We believe that the younger generations of residents will embrace this, if not demand it. All of these benefits can come from changing our mode of development and growth, just a little, on this island. Therefore, I reiterate that ALT is supportive of the Middletown Center mixed-use development, in concept.

However, it is important to note that this support is measured and conceptual in nature, at this point in time, until more details come into focus about the actual development and how it relates to the site. We hope that the Developers adequately respond to needs, concerns, and desires expressed by community members at planning sessions. We realize that any development – even mixed use developments - can be done wrong; can ignore the community benefit needs of nearby residents who are most impacted by the development; can miss the mark on balancing built and unbuilt components of the project; and can push all of the negative aspects of large scale development toward underserved neighborhoods and away from more affluent neighborhoods. We also realize that the existing site contains some significant public open space and community amenities (ball fields, public library, gardens) that are being modified, if not taken away completely. ALT will certainly advocate for the Developers and/or the Town to replace these areas either within the project or with some other comparable alternative location in the Town. ALT is cognizant of all of these concerns and will be watching as to how the Developers and the Town address each. Therefore, ALT reserves the right to

Paul A. Croce, Chair
Middletown Planning Board
April 19, 2022
Page 3

object to components of the plan or even the entire plan if these concerns are ignored for a greater profit or greater ease of permitting.

We await hearing more in the coming days and hearings.

With best wishes I remain,

Very truly yours,

A handwritten signature in black ink that reads "Charles B. Allott". The signature is written in a cursive style with a horizontal line extending to the right from the end of the name.

Charles B. Allott, Esq.

cc: Girard Galvin, Esq., attorney for Developers.



April 6, 2022

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

RE: Middletown Center

To Whom It May Concern:

As the owner of the property that TD Bank is on and neighbors of the Middletown Center project we are in support of this project. We think it is a terrific idea.

If you have any questions, please contact me at BMCLAU34@AOL.com or the above phone number. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Brian J. McLaughlin". The signature is written in a cursive style.

Brian J. McLaughlin



GREATER NEWPORT
Chamber of Commerce

April 14, 2022

Middletown Planning Board
350 East Main Road
Middletown, RI 02842

Dear Planning Board Members:

I am writing in support of the proposed Middletown Center development concept plan for the potential redevelopment of the 15-acre West Main/Coddington town-owned property, as proposed by Landings Real Estate Group, First Bristol Corporation and Kempenaar Real Estates, Inc.

The Greater Newport Chamber of Commerce is one of the state's largest business advocacy organizations, whose mission is to connect, innovate, enhance, and advocate for the businesses of Greater Newport. As a trusted and reliable institution for over 100 years, the Chamber is a vibrant collective body of the regional business community with nearly 1,000 members representing over 50,000 employees. We work to create valuable strategic partnerships, promote strong economic growth, diversity, and prosperity to serve our members and the community.

The Chamber has been a supporter of the Town's efforts to seek interest from developers to present ideas and concepts for the reuse of this property for several years. We believe the redevelopment of this area will prove to be an economic engine for the Town by not only redeveloping this underutilized parcel of land and generating immediate jobs, but the project has the potential to significantly revitalize the area and impact the broader economy on multiple fronts.

Workforce housing units are desperately needed on Aquidneck Island to meet the needs of our labor market, to offer affordable housing stock for families and individuals at all income levels, and to enable locals to remain in their communities by increasing inventory. Rising costs of hotel rooms, high occupancy rates, and increased demand for air B&B units indicate that the market is in need of additional hotel units. Adding more hotel rooms will also continue to serve Naval Station Newport and their need for more extended stay hotel

rooms for Navy personnel. Additionally, mixed-use developments like the one proposed will enable the limited amount of buildable land on the island to be maximized, while offering the amenities and walkability that are desired in today's communities. Furthermore, the private developers outlined as partners of this proposal have proven track records of expertise, capability and success in Aquidneck Island communities.

We believe the proposal for the Middletown Center concept will help to transform the property into a vibrant, attractive and pedestrian-friendly community. We encourage you to support this proposal.

Thank you for your consideration. Please do not hesitate to reach out if you have any questions or would like additional information. I can be reached at Erin@NewportChamber.com.

Sincerely,

A handwritten signature in cursive script that reads "Erin L. Donovan-Boyle".

Erin Donovan-Boyle
Executive Director
Greater Newport Chamber of Commerce

From: [Francis Spinella](#)
To: [Ronald Wolanski](#)
Cc: [Shawn J. Brown](#)
Subject: Re: Middletown Commons housing proposal
Date: Thursday, April 21, 2022 10:04:55 AM

Good morning. I know the meeting is this evening. I only have three comments. Obviously from my perspective, there should be a larger percentage of affordable housing. Secondly, it seems there is very limited community/green space. If these two items can be addressed, I think the plan works. Lastly, as far as the hotel goes, if there are more hotel options, there might not be as great a need for short term rentals.

I will try to be there, but have a conflict I am trying to move. F

Francis J. Spinella
FJS Associates, LTD.
79 Peckham Lane
Middletown, RI 02842
o. 401.848.5470
m. 401.499.7300
f. 401.848.5471

On Fri, Mar 25, 2022 at 12:58 PM Frank Spinella <frank@fjsltd.com> wrote:

Thanks Ron. I will take a look. F

Francis J. Spinella
FJS Associates,Ltd
79 Peckham Lane
Middletown RI 02842
p. 401.848.5470
m.401.499.7300
f. 401.848.5471

On Mar 25, 2022, at 8:36 AM, Ronald Wolanski
<rwolanski@middletownri.com> wrote:

Hi Frank,
You may have already heard from Shawn on this, but we would like you to review and comment on the housing component of the concept plan presented for Middletown Commons. Information I have received is available here: <https://middletownri.com/773/Middletown-Commons-West-MainCoddington-D>

The Planning Board public workshop is scheduled for April 21st. It would helpful

if we could get your comments before then. Let me know of any questions.
Thanks!

Ron Wolanski, AICP
Town Planner
Town of Middletown, RI
(401) 849-4027



GREATER NEWPORT
Chamber of Commerce

April 14, 2022

Middletown Planning Board
350 East Main Road
Middletown, RI 02842

Dear Planning Board Members:

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Thank you for your consideration. Please do not hesitate to reach out if you have any questions or would like additional information. I can be reached at Erin@NewportChamber.com.

Sincerely,

Erin L. Donovan-Boyle

Erin Donovan-Boyle
Executive Director
Greater Newport Chamber of Commerce



April 6, 2022

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Middletown Planning Board
350 East Main Road
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RE: Middletown Center

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If you have any questions, please contact me at BMCLAU34@AOL.com or the above phone number. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Brian J. McLaughlin". The signature is written in a cursive, flowing style.

Brian J. McLaughlin



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842
(401) 842-6500 | MiddletownRI.com

To: Town Residents & Other Interested Parties
From: Ronald M. Wolanski, Town Planner
Subject: Middletown Commons Feedback Form
Date: March 21, 2022

The Town of Middletown is working with a development team to transform 15 acres in the heart of the community into a new town center. As part of the "Middletown Commons" project, 150 units of housing, mixed retail and restaurant, a 144-room hotel, new Middletown Public Library, open space and other features are envisioned.

With that in mind, the Town is soliciting input on the project. For more information, visit <https://mdl.town/MiddletownCommons> online. Please complete the form below to be heard. All applications will be handled confidentially.

Name: [REDACTED] Address: [REDACTED]
City: middletown State: ri
Zip Code: 02842 Phone No.: [REDACTED]
Email: [REDACTED] I am a library trustee

Overall, I like the Middletown Commons plan. (Agree) (Disagree) Why or Why Not?
looks like a good plan

Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?
there are always grumblers!

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:

_____ Over →

I am pleased to see that the "Middletown Commons" proposal includes a performance venue. As stated, it is unclear if this is indoor or outdoor. In fact, we need BOTH. I am sure that an outdoor venue would be very popular for three months of the year, but it has long been my PROFESSIONAL opinion (I've been a piano instructor here for over two decades) that Middletown – and indeed the whole Island – NEEDS a year-around performance facility with decent acoustics and a seating capacity of 100-125 people. There is no such venue available on the Island: The high-school auditoriums are too large, and the Newport mansions too expensive. The music, art and dance studios here have no place to go, and that circumstance seriously compromises the experiences we can offer our students, both children and adults. Also, many non-arts organizations lack a proper facility for speakers and seminars.

To remedy the situation, hopefully, I have named the Friends of the Middletown Library as beneficiary, from my estate, of the remainder of my residence after the reverse mortgage is paid off. It is not a requirement of my estate that the monies be spent for this purpose, but it is my strong desire that such a facility be created for the good of people in Middletown and surrounding communities. The need is obvious, and at present, it is NOT being met! In addition, should such a facility be provided, my estate will leave to the Library a seven-foot ("small concert") grand piano. Such a venue will provide the citizens of our community (not just visitors and tourists) a much-needed resource.

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: Middletown Commons Town Center
Date: Wednesday, March 23, 2022 12:05:15 AM

Middletown Commons Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Commons plan.	Agree
Why Or Why Not?	Much better than previous plan that took away significant number of apartments
Looking at Middletown Commons, I don't foresee any challenges.	Disagree
Why Or Why Not?	Seems to be potential heavy traffic impact on Lake Erie Street and loss of critical parking for Landinds apartments. Unsure of what the dark lines are adjacent to the sidewalks on Lake Erie
Please Provide Your Additional Thoughts/Input About Middletown Commons Here	<i>Field not completed.</i>

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MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT
TOWN OF MIDDLETOWN
350 East Main Road, Middletown, RI 02842
(401) 842-6500 | MiddletownRI.com

To: Town Residents & Other Interested Parties
From: Ronald M. Wolanski, Town Planner
Subject: Middletown Commons Feedback Form
Date: March 21, 2022

The Town of Middletown is working with a development team to transform 15 acres in the heart of the community into a new town center. As part of the "Middletown Commons" project, 150 units of housing, mixed retail and restaurant, a 144-room hotel, new Middletown Public Library, open space and other features are envisioned.

With that in mind, the Town is soliciting input on the project. For more information, visit <https://mdl.town/MiddletownCommons> online. Please complete the form below to be heard. All applications will be handled confidentially.

Name: [REDACTED] Address: [REDACTED]
City: Middletown State: RI
Zip Code: 02842 Phone: [REDACTED]
Email: [REDACTED]

Overall, I like the Middletown Commons plan. (Agree) (Disagree) Why or Why Not?

Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?
? TRAFFIC? MORE CARS NEEDING @ NEAR TOWN

? TRASH FROM ? DRIVE-THRU FAST FOOD RESTAURANTS?
? DOWN-SIZING LIBRARY - ↓ SQ FOOTAGE -

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:
? DO WE REALLY NEED ANOTHER HOTEL? ... I'VE READ YOUR RE
? WHAT HAPPENS TO THE COMMUNITY GARDENS THAT ARE NOW BEHIND THE LIBRARY?
? HOW DOES THE LIBRARY EXIST ONCE THE CURRENT LIBRARY IS RAZED? DURING CONSTRUCTION?
? WHAT HAPPENS TO TENANTS OF JFK SCHOOL?



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With that in mind, the Town is soliciting input on the project. For more information, visit <https://mdl.town/MiddletownCommons> online. Please complete the form below and return it to the Planning Department to be heard. All applications will be handled confidentially.

Name: _____ Address: _____
 City: Midd. State: R.I.
 Zip Code: 02842 Phone No.: _____
 Email: _____

Overall, I like the Middletown Commons plan. (Agree) (Disagree) Why or Why Not?

Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:

Suggestions from Middletown Historical Society

In regards to the possible development of Middletown Commons, please be advised the Middletown Historical Society would like to help and contribute to fine tuning the project to reflect our town's history.

Here are some suggestions:

Logo - The windmill

Stonewalls part of the architectural landscape as stonewalls are the foundation of this town.

The society has numerous pictures of all aspects of the town's past. These could be used in restaurant, hotel, any entry way, etc. decor.

Suggest use the landscape architecture department at the University of Rhode Island. This excellent program has students that need projects for their degree. I am sure they would contribute fantastic suggestions with proper drainage and land use at no cost! This is a sort after program that you need to apply for separately from university acceptance.

Master Gardener from URI, offered extensive educational suggestions to help with projects like this.

Please use what resources this state offers

Again the historical society is here to fine tune this project to reflect the town's passion and history.

*May Dennis
President*

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: "Middletown Center" Town Center
Date: Wednesday, April 13, 2022 4:38:33 PM

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED] 2 Bailey Brook Court
City	Middletown
State	RI
Zip Code	02842
Phone Number	<i>Field not completed.</i>
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Agree
Why Or Why Not?	I like the mix of structures and find the plan has a nice look to it. I was afraid people may try to cram in another gas station or fast food place. I having nothing against those types of businesses, but we have enough and that beautiful location should not feature one of them.
Looking at Middletown Center, I don't foresee any challenges.	Agree
Why Or Why Not?	This is a nice looking proposal, understanding it may evolve, when you are showing us looks good and professionals who selected that may be good people to trust.
Please Provide Your Additional Thoughts/Input About Middletown Center Here	Wow, that is a nice proposal and as a taxpayer I feel comfortable that we have town employees with the appropriate positive attitude and good choice of a mix of residential / business. It is great that the library will be there and please no "Quick Lube" type business, anywhere else, but not at that signature intersection.



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842

(401) 842-6500 | MiddletownRI.com

To: Town Residents & Other Interested Parties
From: Ronald M. Wolanski, Town Planner
Subject: Middletown Commons Feedback Form
Date: March 21, 2022

The Town of Middletown is working with a development team to transform 15 acres in the heart of the community into a new town center. As part of the "Middletown Commons" project, 150 units of housing, mixed retail and restaurant, a 144-room hotel, new Middletown Public Library, open space and other features are envisioned.

With that in mind, the Town is soliciting input on the project. For more information, visit <https://mdl.town/MiddletownCommons> online. Please complete the form below to be heard. All applications will be handled confidentially.

Name: [REDACTED] Address: [REDACTED]
City: MIDD State: RI
Zip Code: 02842 Phone No.: [REDACTED]
Email: [REDACTED]

Overall, I like the Middletown Commons plan. (Agree) (Disagree) Why or Why Not?
NEED AFFORDABLE HOUSING (PROBABLY MORE THAN WHAT IS BEING PLANNED FOR)

Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?
[REDACTED]

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:

LIBRARY SHOULD BE AS LARGE IF NOT LARGER THAN CURRENT ONE, AND THERE SHOULD BE MORE PARKING FOR LIBRARY USERS AND THOSE ATTENDING MEETINGS OR PRESENTATIONS AT THE LIBRARY.
DO WE NEED MORE RESTAURANTS GIVEN THOSE ALREADY IN EXISTENCE ACROSS THE STREET ON WEST MAIN RD.?



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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Name: [REDACTED] Address: [REDACTED]
City: MIDDLETOWN State: RI
Zip Code: 02842 Phone No: [REDACTED]
Email: [REDACTED]

Overall, I like the Middletown Commons plan. Agree Disagree Why or Why Not?
It is past time to put this property on the tax rolls

Looking at Middletown Commons, I don't foresee any challenges. Agree Disagree Why or Why Not?
Proposed Library Appears to be half the size of the existing one. Either make it 2 stories with an elevator or double its one story size.

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:

Eliminate water feature. That would be a maintenance headache. Green space is nice but use some of it for a bigger library



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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Name: _____ Address: _____
City: _____ State: _____
Zip Co: _____ Phone No.: _____
Email: _____

Overall, I like the Middletown Commons plan. (Agree) (Disagree) Why or Why Not?

Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:

It looks like a GREAT PROPOSAL & I hope it becomes reality

Ronald Wolanski

From: noreply@civicplus.com
Sent: Monday, March 21, 2022 4:27 PM
To: Ronald Wolanski
Subject: Online Form Submittal: Middletown Commons Town Center

Middletown Commons Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	middletown
State	ri
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Commons plan.	Agree
Why Or Why Not?	<i>Field not completed.</i>
Looking at Middletown Commons, I don't foresee any challenges.	Agree
Why Or Why Not?	<i>Field not completed.</i>
Please Provide Your Additional Thoughts/Input About Middletown Commons Here	we need more options for shopping & dining in Middletown and surrounding Newport base don the influx of new residents since COVID 19

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Ronald Wolanski

From: noreply@civicplus.com
Sent: Monday, March 28, 2022 12:12 PM
To: Ronald Wolanski
Subject: Online Form Submittal: Middletown Commons Town Center

Middletown Commons Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	Field not completed.
Email Address	[REDACTED]
Overall, I like the Middletown Commons plan.	Agree
Why Or Why Not?	Tax Revenue and getting ride of blight
Looking at Middletown Commons, I don't foresee any challenges.	Disagree
Why Or Why Not?	Traffic
Please Provide Your Additional Thoughts/Input About Middletown Commons Here	The general proposal looks good. However: 1. Work on the roadway including an even further extension of the right turn lane for Coddington Highway (future proof), as well as a center turn lane all the way to Valley road needs to be added/allowed for. (This should be taken from the right of way on the west side of the road) 2. New sidewalks and some sort of pedestrian bridge going OVER W.Main Rd. would encourage use and re-investment of businesses across the street.

From: noreply@civicplus.com
To: Ronald Wolanski
Subject: Online Form Submittal: Middletown Commons Town Center
Date: Wednesday, March 30, 2022 12:49:56 PM

Middletown Commons Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Commons plan.	Agree
Why Or Why Not?	I agree with the design and intention.
Looking at Middletown Commons, I don't foresee any challenges.	Disagree
Why Or Why Not?	Basic services and infrastructure (water, sewer, gas, internet, parking) are always concerns as is additional traffic.
Please Provide Your Additional Thoughts/Input About Middletown Commons Here	Middletown suffers from a lack of housing and affordable housing. Middle income families are being priced out of the market in what is traditionally called "starter homes." Market value as included in this proposal contortions leave middle class families unable to enter the housing market.

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From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: Middletown Commons Town Center
Date: Wednesday, March 30, 2022 2:45:51 PM

Middletown Commons Town Center

First Name

Last Name

Address

City

Middletown

State

RI

Zip Code

Field not completed.

Phone Number

Field not completed.

Fax Number

Field not completed.

Email Address

Overall, I like the Middletown Commons plan.

Agree

Why Or Why Not?

Field not completed.

Looking at Middletown Commons, I don't foresee any challenges.

Agree

Why Or Why Not?

Field not completed.

Please Provide Your Additional Thoughts/Input About Middletown Commons Here

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: Middletown Commons Town Center
Date: Wednesday, March 30, 2022 3:56:58 PM

Middletown Commons Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02840
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Commons plan.	Agree
Why Or Why Not?	however it needs recreational facilities especially for kids
Looking at Middletown Commons, I don't foresee any challenges.	Disagree
Why Or Why Not?	for sure there will be changes. Is a hotel necessary?
Please Provide Your Additional Thoughts/Input About Middletown Commons Here	There needs to be something for kids to do in western part of Middletown. Affordable should take precedents over a hotel. There are several restaurant chains (not all operational) across the street, how many more does the town want/need? How will people be able to cross West Main w/t getting killed?

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: Middletown Commons Town Center
Date: Wednesday, March 30, 2022 10:19:35 AM

Middletown Commons Town Center

First Name	[REDACTED]
Last Name	Gauch
Address	3 Adelaide Ave
City	Middletown
State	RI
Zip Code	02842
Phone Number	401847694
Fax Number	Field not completed.
Email Address	[REDACTED]
Overall, I like the Middletown Commons plan.	Disagree
Why Or Why Not?	Not enough forward-facing green space/offsets.
Looking at Middletown Commons, I don't foresee any challenges.	Disagree
Why Or Why Not?	The number curb cuts on West Main are far too many and poorly located. The only possible consequence is that traffic (and accidents) will greatly increase.
Please Provide Your Additional Thoughts/Input About Middletown Commons Here	Ideally, entrances would be consolidated to the "end caps" and take advantage of the existing traffic lights. If sub-surface parking is added under the buildings, some of the current planned parking spaces could be used for greenspace to significantly reduce/improve the visual impact on the area.

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MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842
(401) 842-6500 | MiddletownRI.com

To: Town Residents & Other Interested Parties
From: Ronald M. Wolanski, Town Planner
Subject: Middletown Commons Feedback Form
Date: March 21, 2022

The Town of Middletown is working with a development team to transform 15 acres in the heart of the community into a new town center. As part of the "Middletown Commons" project, 150 units of housing, mixed retail and restaurant, a 144-room hotel, new Middletown Public Library, open space and other features are envisioned.

With that in mind, the Town is soliciting input on the project. For more information, visit <https://mdl.town/MiddletownCommons> online. Please complete the form below and return it to the Planning Department to be heard. All applications will be handled confidentially.

Name: [redacted] Address: [redacted]
City: Middletown State: RI
Zip Code: 02842 Phone No: [redacted]
Email: [redacted]

Overall, I like the Middletown Commons plan. (Agree) (Disagree) Why or Why Not?
I like the mixed use concept and proposed building designs. Very much like keeping library on site and having a stage/open space area.

Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?
I think that the heavily promoted pedestrian and bicycling access will present some sizeable challenges!

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:

Although easy pedestrian/bicycle access from the neighborhoods to the north and west are a no-brainer. However, how will pedestrians/bicyclists access from the east side of West Main Road and the south side of Cornell Highway? There are multiple traffic lanes that would need to be crossed in a high volume, relatively high speed roadway. A 15-20 second crossing signal will not allow pedestrians (particularly elderly) to make a safe crossing. Unless I'm missing something this will be a very difficult fix in an area with impatient drivers and multiple traffic light signal changes for lanes. I'm rooting for a viable solution BUT I think this will be a huge consideration that planners need to address for access and particularly safety concerns.



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN
350 East Main Road, Middletown, RI 02842
(401) 842-6500 | MiddletownRI.com

To: Town Residents & Other Interested Parties
From: Ronald M. Wolanski, Town Planner
Subject: Middletown Commons Feedback Form
Date: March 21, 2022

April 21st
will attend
6pm

The Town of Middletown is working with a development team to transform 15 acres in the heart of the community into a new town center. As part of the "Middletown Commons" project, 150 units of housing, mixed retail and restaurant, a 144-room hotel, new Middletown Public Library, open space and other features are envisioned.

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Name: [redacted] Address: _____
City: Middletown State: _____
Zip Code: 02842 Phone No.: [redacted]
Email: _____

Overall, I like the Middletown Commons plan. (Agree) (Disagree) Why or Why Not?
Somewhat, but could be problems with so much
in this project -

Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?
I do not agree at all with a possible
restaurant on site - we have enough places for food!

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:

60 and over!
★ Now the big concern - regarding the apts (affordable)
We need ONE Floor apts, with back door small
yards with a door with screen door!! Never mind
2 or 3 floor apts. to walk in the front door or
back door.
Also why would you ever build a smaller
Library. Makes no sense,
We certainly do not need or want anymore
hotels - dont you realize we have enough,

Ronald Wolanski

From: noreply@civicplus.com
Sent: Tuesday, March 29, 2022 10:22 AM
To: Ronald Wolanski
Subject: Online Form Submittal: Middletown Commons Town Center

Middletown Commons Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	Field not completed.
Email Address	[REDACTED]
Overall, I like the Middletown Commons plan.	Disagree
Why Or Why Not?	Too tight a space for all this development, negative traffic result
Looking at Middletown Commons, I don't foresee any challenges.	Disagree
Why Or Why Not?	Field not completed.
Please Provide Your Additional Thoughts/Input About Middletown Commons Here	Please define affordable housing? A mix of affordable housing, retail, restaurants will not work. How about the Town focus on the community and develop a first class senior living complex, not more retail/restaurants on a road where there are already vacant retail/restaurant properties.

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Ronald Wolanski

From: noreply@civicplus.com
Sent: Monday, March 21, 2022 10:06 AM
To: Ronald Wolanski
Subject: Online Form Submittal: Middletown Commons Town Center

Middletown Commons Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	Field not completed.
Email Address	[REDACTED]
Overall, I like the Middletown Commons plan.	Disagree
Why Or Why Not?	Traffic; not enough recreation (open) space.
Looking at Middletown Commons, I don't foresee any challenges.	Disagree
Why Or Why Not?	Traffic; more tourists;
Please Provide Your Additional Thoughts/Input About Middletown Commons Here	More affordable housing vice hotel rooms/drive throughs is needed inn Middletown.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: "Middletown Center" Town Center
Date: Monday, April 4, 2022 3:35:04 PM

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Disagree
Why Or Why Not?	We don't need another hotel, and what is 'affordable housing", we have a library already, I'd like to see family orientated facilities, like bowling alley, climbig wall, activities center
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	There are vacant restaurants already, we don't need more, it will create traffic problems, this will not lower taxes, it only makes them higher, leave it alone. We would get more taxes by having landowners fixup vacant buildings to make them more desirable, charge more taxes on those properties, we build and it is never taken care of - no hotels.
Please Provide Your Additional Thoughts/Input About Middletown Center Here	<i>Field not completed.</i>

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: "Middletown Center" Town Center
Date: Saturday, April 9, 2022 6:57:05 AM

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	Ri
Zip Code	02842
Phone Number	<i>Field not completed.</i>
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Disagree
Why Or Why Not?	Even though open space does not generate tax dollars it is an important part of our general well being. I will always dislike a project that promotes another hotel! The affordable housing, library, new senior center would be the only acceptable uses. Leave some recreational space for sports and maybe an outdoor skate rink in the winter. The current plan will add to the already overburdened with traffic West Main Rd.
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	Traffic studies always say" will not add any significant traffic" which we always know not to be truthful. Any more curb cuts on a heavily traveled West Main Rd would cause an even more unsafe road. Speeding on that road is always excessive as a major route for tourists to Newport. Will there be another stop light
Please Provide Your Additional	It needs to be scaled down. Way to aggressive, way too much pavement! Leave open space for a park or walking paths.

Thoughts/Input About
Middletown Center
Here

Housing, senior center and library with open spaces a would be beneficial to all residents.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: Ronald Wolanski
Subject: Online Form Submittal: "Middletown Center" Town Center
Date: Thursday, April 14, 2022 10:49:20 AM

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	Genora
Address	39 Swan Dr
City	Middletown
State	RI
Zip Code	02842
Phone Number	401-862-6267
Fax Number	Field not completed.
Email Address	ggenora@aol.com
Overall, I like the Middletown Center plan.	Agree
Why Or Why Not?	I like the concept but it seems like 80 lbs of stuff crammed into a 50 lb bag.
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	Parking, traffic, and are all of the facilities proposed sufficient. Maybe some of them would be better elsewhere in town.
Please Provide Your Additional Thoughts/Input About Middletown Center Here	I like the idea of a community center but is it big enough to hold community events ? It barely looks big enough in this drawing to hold bathroom facilities for the pool. Like I said 80 lbs in a 50 lb bag.

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MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842

(401) 842-6500 | MiddletownRI.com

To: Town Residents & Other Interested Parties
From: Ronald M. Wolanski, Town Planner
Subject: Middletown Commons Feedback Form
Date: March 21, 2022

The Town of Middletown is working with a development team to transform 15 acres in the heart of the community into a new town center. As part of the "Middletown Commons" project, 150 units of housing, mixed retail and restaurant, a 144-room hotel, new Middletown Public Library, open space and other features are envisioned.

With that in mind, the Town is soliciting input on the project. For more information, visit <https://mdl.town/MiddletownCommons> online. Please complete the form below and return it to the Planning Department to be heard. All applications will be handled confidentially.

Name: [REDACTED] Address: [REDACTED]
City: Middletown State: RI
Zip Code: 02842 Phone No.: [REDACTED]
Email: [REDACTED]

Overall, I like the Middletown Commons plan. (~~Agree~~) (Disagree) Why or Why Not?

First we do not need another hotel/motel on the island!
second building so many multi bedroom housing will impact our
school system. then we will need to build more schools.

Looking at Middletown Commons, I don't foresee any challenges. (~~Agree~~) (Disagree) Why or Why Not?

The traffic on West Main is already a nightmare
with back ups off season + even worse in summer.
There is no way that traffic is not going to get worse.

Please Provide Your Additional Thoughts/ Input About Middletown Commons Below:

This looks beautiful on paper but will be
a disaster. we need to leave some open space
not every piece of land needs to be developed.

From: noreply@civicplus.com
To: Ronald Wolanski
Subject: Online Form Submittal: "Middletown Center" Town Center
Date: Tuesday, April 12, 2022 2:39:02 PM

"Middletown Center" Town Center

First Name	Elaine
Last Name	Burress
Address	100 River Run
City	Middletown
State	RI
Zip Code	Field not completed.
Phone Number	02842
Fax Number	Field not completed.
Email Address	Elaineburress@cox.net
Overall, I like the Middletown Center plan.	Disagree
Why Or Why Not?	About one third of the space is given over to yet another hotel. Suggest dropping the hotel, adding more housing and possibly buildings with more stories so it looks less like a shopping mall and more like a neighborhood. Is the library large enough?
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	The pedestrians in there will be all bottled up because West Main Rd with its 4 lanes is inhospitable.
Please Provide Your Additional Thoughts/Input About Middletown Center Here	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: Middletown Commons Town Center
Date: Wednesday, March 30, 2022 12:40:43 PM

Middletown Commons Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Commons plan.	Disagree
Why Or Why Not?	I like everything except for the hotel. No to the hotel.
Looking at Middletown Commons, I don't foresee any challenges.	Disagree
Why Or Why Not?	Traffic on West Main Rd.
Please Provide Your Additional Thoughts/Input About Middletown Commons Here	There is absolutely no need to use that 3 acre section for yet another hotel. Hotels around here are under utilized in winter months. We already have many along West Main Rd. Use that 3 acre parcel to build 6 homes for first time home buyers, where it will actually fulfill a need the town has.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: Middletown Commons Town Center
Date: Wednesday, March 30, 2022 10:32:37 AM

Middletown Commons Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	<i>Field not completed.</i>
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Commons plan.	Agree
Why Or Why Not?	<i>Field not completed.</i>
Looking at Middletown Commons, I don't foresee any challenges.	Disagree
Why Or Why Not?	Traffic/road congestion is an existing problem
Please Provide Your Additional Thoughts/Input About Middletown Commons Here	Traffic is already and issue on West Main Rd. this will increase car accidents, there are already too many accidents on West Main. The traffic lights- too close of distance between one traffic light to another. There needs to be a better safer way to thin out the congestion on this road. Fix the traffic pattern!!

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: Middletown Commons Town Center
Date: Thursday, March 31, 2022 10:11:15 AM

Middletown Commons Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842-5222
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	<i>Field not completed.</i>
Overall, I like the Middletown Commons plan.	Disagree
Why Or Why Not?	Do agree with the idea, but, not the plan depicted. Believe traffic flow down center of businesses is a bad idea - prefer something like Mystic Village, CT - with parking surrounding the buildings providing pedestrian/child safety. Do not see need for another hotel, prefer an enclosed pool with outdoor seating. Do not see an outdoor event area so close to apartments, would prefer more colonial style or chic/modern structures - catches more interest, says "Come check it out. We're not just a mall/business complex you may find everywhere. We provide an interesting visual to kick back, snap a shot to share (maybe bring more people in), play with the senses." Believe the dog park located between two apartment buildings is asking for trouble and, really, it's not that large a space.
Looking at Middletown Commons, I don't foresee any challenges.	Disagree
Why Or Why Not?	Believe people will be excited with this but not the layout. Also, will Middletown sell off or lease the property? Are the taxpayers

responsible for insuring and maintenance? What about security on site?

Please Provide Your
Additional
Thoughts/Input About
Middletown Commons
Here

What about tennis, racquetball or basketball courts? Or bocce lanes? How about a decent walking path around the outskirts of the Common with incidental physical items to provide workouts? Or playground equipment? The Wrentham Mall has some fun, large items to move about, provide seating and photo ops for all ages in their play area.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: Middletown Commons Town Center
Date: Thursday, March 31, 2022 12:17:38 PM

Middletown Commons Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	MIDDLETOWN
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Commons plan.	Disagree
Why Or Why Not?	This looks more like an apartment complex with a hotel thrown in. The only "commons" in this plan appears to be a little park thrown in at the back.
Looking at Middletown Commons, I don't foresee any challenges.	Disagree
Why Or Why Not?	Traffic is already congested in that area, adding 150 more apartments, more commercial space and yet another hotel is certainly not going to help. No "full-blown traffic study" is going to fix the fact that West Main Road is already way too congested.
Please Provide Your Additional Thoughts/Input About Middletown Commons Here	<ul style="list-style-type: none">- I would like to see the town library built at the Oliphant property, and that existing open space be preserved as the town common, like that area historically was.- Replace the area in the "Middletown Commons" where the library and "open space" are with the residential units that are currently proposed for the Oliphant site- Get rid of the proposed hotel and spread out the apartment



MIDDLETOWN

Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842

(401) 842-6500 | MiddletownRI.com

To: Town Residents & Other Interested Parties
 From: Ronald M. Wolanski, Town Planner
 Subject: Middletown Commons Feedback Form
 Date: March 21, 2022

The Town of Middletown is working with a development team to transform 15 acres in the heart of the community into a new town center. As part of the "Middletown Commons" project, 150 units of housing, mixed retail and restaurant, a 144-room hotel, new Middletown Public Library, open space and other features are envisioned.

With that in mind, the Town is soliciting input on the project. For more information, visit <https://mdl.town/MiddletownCommons> online. Please complete the form below and return it to the Planning Department to be heard. All applications will be handled confidentially.

Name: _____ Address: _____
 City: _____ State: _____
 Zip Code: _____ Phone No. _____
 Email: _____

Overall, I like the Middletown Commons plan. (Agree) (Disagree) Why or Why Not?
 TOO MANY CARS, TOO MANY PEOPLE. PRESERVE ALL OPEN SPACES. THE RURAL NATURE OF MIDDLETOWN CANNOT BE LOST TO OVERDEVELOPMENT

Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?
 MOST, IF NOT ALL PROJECTS SUFFER CUSTOMER VIEWS HAVE THEY BEEN CONSIDERED IN THIS PROPOSAL?

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN
350 East Main Road, Middletown, RI 02842
(401) 842-6500 | MiddletownRI.com

To: Town Residents & Other Interested Parties
From: Ronald M. Wolanski, Town Planner
Subject: Middletown Commons Feedback Form
Date: March 21, 2022

Hi RON!
SEE ATTACHED
THANKS!
😊 gail

The Town of Middletown is working with a development team to transform 15 acres in the heart of the community into a new town center. As part of the "Middletown Commons" project, 150 units of housing, mixed retail and restaurant, a 144-room hotel, new Middletown Public Library, open space and other features are envisioned.

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Name: _____ Address: _____
City: MIDDLETOWN State: RI
Zip Code: 02842 Phone No.: _____
Email: _____

Overall, I like the Middletown Commons plan. (Agree) (Disagree) Why or Why Not?

SEE ATTACHED

Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?

SEE ATTACHED

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:

SEE ATTACHED

(Additional commentary from Middletown resident **Paul Greenwood**)

The promised 1 million in annual tax revenue does not justify the bulldozing and paving over of our recently renovated library and well built Kennedy school (built when buildings were solid). The school should be refurbished for much needed senior housing. Perfect for one level living. It's on the bus route, convenient to shopping and library and even has a walking track.

A popular recreational complex dedicated to local fallen hero Sargent Potts (and protected by a covenant!) should not be desecrated by another Dollar store and it's parking lot. The importance of preserving outdoor recreation and rare, unpaved, permeable green space on West Main Road can not be stressed enough.

Who pays for the new library?

The proposed 4 story hotel is in excess of our town's height requirements. Additionally, is our sewer infrastructure equipped to handle that much more effluence?

How many housing units will be affordable? Will the developer be held to that number?

Site plan: the parking is shown in front of the buildings along West Main Road as opposed to the Town Center requirements of being BEHIND building.

Who maintains the trees? Trees and shrubs are never cared for or replaced when they die as per the conditions set forth by the town for development (ie: Chipotle/two mile corner)

Lastly, supposed tax benefits from retail and other big developments are never shared with the town. Who's taxes went down or stabilized when they built the Middletown Square stripmall as touted by the developer?

In my opinion this project will only benefit the developers (as per usual) and not members of the Middletown community.



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

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To: Town Residents & Other Interested Parties
From: Ronald M. Wolanski, Town Planner
Subject: Middletown Commons Feedback Form
Date: March 21, 2022

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Name: _____ Address: _____
City: Middletown State: RI
Zip Code: 02842 Phone No: _____
Email: _____

Overall, I like the Middletown Commons plan. (Agree) (Disagree) Why or Why Not?

The estimated tax revenue of \$1 million annually is inadequate for a property of that size and only 1.3% of total FY22 revenues

Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?

Unclear if parking for residents of the Commons and retail visitors will be adequate. I don't see the need for another hotel - seems to be developer driven

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:

I'd like to see a more "Colonial" style architectural design (similar to Town Hall) - current design lacks charm or innovation.



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT
TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842
(401) 842-6500 | MiddletownRI.com

To: Town Residents & Other Interested Parties
From: Ronald M. Wolanski, Town Planner
Subject: Middletown Commons Feedback Form
Date: March 21, 2022

The Town of Middletown is working with a development team to transform 15 acres in the heart of the community into a new town center. As part of the "Middletown Commons" project, 150 units of housing, mixed retail and restaurant, a 144-room hotel, new Middletown Public Library, open space and other features are envisioned.

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Name: [REDACTED] Address: [REDACTED]
City: MIDDLETOWN State: RI
Zip Code: 02842 Phone No.: [REDACTED]
Email: [REDACTED]

Overall, I like the Middletown Commons plan. (Agree) (Disagree) Why or Why Not?
We don't need another hotel, we don't need more restaurants. Use the vacant housing that is already there -

Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?
TRAFFIC - expense, nothing wrong with current library OR fields - NO MORE HOTELS

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:

Waste of Taxpayers Money.
Too much Traffic on already unsafe roads.

Use vacant (AND there are many) retail properties for town needs.
Leave field + library alone.



MIDDLETOWN

Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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With that in mind, the Town is soliciting input on the project. For more information, visit <https://mdl.town/MiddletownCommons> online. Please complete the form below and return it to the Planning Department to be heard. All applications will be handled confidentially.

Name: [REDACTED] Address: [REDACTED]
 City: MIDDLETOWN State: RI
 Zip Code: 02842 Phone No: [REDACTED]
 Email: [REDACTED]

Overall, I like the Middletown Commons plan (Agree) (Disagree) Why or Why Not?
GREAT PROJECT FOR THE TOWN!

Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?
SEEMS LIKE A POPULAR PROJECT, DEVELOPERS ARE LOCAL AND RESPECTED

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:

GREAT USE OF THE PARCEL, EXPANDED TAX BASE, VARIED HOUSING OPTIONS, MIXED USE

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: "Middletown Center" Town Center
Date: Wednesday, April 20, 2022 3:32:58 PM

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED] 5 Gar Street
City	Middletown
State	Ri
Zip Code	02842
Phone Number	[REDACTED] 401-529-4500
Fax Number	Field not completed.
Email Address	[REDACTED] [REDACTED]@hotmail.com
Overall, I like the Middletown Center plan.	Agree
Why Or Why Not?	I agree with the Center but have safety and quality of life concerns with the increase in traffic. Additionally, I believe an independent study for another hotel is needed. There are underutilized hotels on the island. For example, there is one on East Main Road across from Forest Ave intersection that is usually vacant or closed (hotel chain has changed many times). On a separate note, there are parking concerns as the concept is for walking and bicycling but for the residents of the Commons, they will still be utilizing cars and customers from outside the area who visit the stores and restaurants being proposed.
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	I believe sufficient parking will be a challenge. The current proposal includes events being held at the Center. In surrounding communities, off street parking occurs but is not feasible at this Center. Perhaps a parking garage should be considered.
Please Provide Your	Additionally, the new library is in a less visible location to the

Additional
Thoughts/Input About
Middletown Center
Here

community than its current location. In the proposal, it is set back behind apartments. I feel this gives the appearance of being less accessible to the community and less welcoming to the public.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: "Middletown Center" Town Center
Date: Wednesday, April 20, 2022 4:06:20 PM

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	Rhode Island
Zip Code	02842-____
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Disagree
Why Or Why Not?	The proposed square footage of the library and parking lot is smaller than the current library building and parking lot. Aspirations are in place for an enlarged building to accommodate a larger space for the Friends of the Library bookstore, the current community garden, more programming space, dedicated quiet study space, and dedicated space for children's programming.
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	The traffic pattern, especially for truck deliveries, may interfere with safe walking for the public.
Please Provide Your Additional Thoughts/Input About Middletown Center Here	The library can become a cultural center for Middletown - a place where people of all ages and backgrounds can visit to fulfill their educational, social and recreational needs. In order to do this, the space requirements of a new building need to be carefully planned. In addition, energy efficiency needs to play a large role so that the ongoing maintenance costs are sustainable.

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: "Middletown Center" Town Center
Date: Wednesday, April 20, 2022 10:48:57 AM

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Disagree
Why Or Why Not?	It greatly reduces opportunities for recreation and open space in a community that is underserved. The next nearest parcel of open space is a mile away. Addressing a lack access to open space and recreation is a priority in the Com Plan: UNDERSERVED NEIGHBORHOODS, IV 23. Better serving the needs of this community has been identified as a priority by the Open Space & Fields Committee.
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	The plan doesn't address the needs of the local residents or business owners, nor does it reflect what Middletowners are asking for with this development. It seems to prioritize the needs of the navy over those of local residents. The plan lacks vision and I can't see local residents getting excited about this given what they are losing.
Please Provide Your Additional	I have a number of thoughts and suggestions based on my perspective as a resident and member of the Town's Open

Thoughts/Input About
Middletown Center
Here

Space and Fields Committee. Unfortunately, there isn't enough space allocated for my response. I will submit my comments directly to the Planning Board. Thank you.

Email not displaying correctly? [View it in your browser.](#)

Ronald Wolanski

From: noreply@civicplus.com
Sent: Thursday, April 21, 2022 2:08 PM
To: Ronald Wolanski
Subject: Online Form Submittal: "Middletown Center" Town Center

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842-6212
Phone Number	[REDACTED]
Fax Number	n/a
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Disagree
Why Or Why Not?	does not include impact state for eastern side of West Main Rd
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	too many unanswered questions
Please Provide Your Additional Thoughts/Input About Middletown Center Here	After having five feet of water in my basement on September 2 (hurricane Ida) ALL due to run off from over development on eastern side of West Main Rd. Retention ponds and/or other flood mitigation methods must be included in current and future redevelopment plans for the area.

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Ronald Wolanski

From: noreply@civicplus.com
Sent: Thursday, April 21, 2022 1:15 PM
To: Ronald Wolanski
Subject: Online Form Submittal: "Middletown Center" Town Center

Follow Up Flag: Follow up
Flag Status: Flagged

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	MIDDLETOWN
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Disagree
Why Or Why Not?	The hotel proposed is way too many rooms for that location. There are too many housing units proposed. There are two lines of buildings in the layout. One line of buildings needs to be eliminated. Otherwise, traffic congestion will be unbearable.
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	There is too much traffic already on West Main Road from the two mile corner all the way down to Oliphant Lane. During morning and evening rush hours it is already bumper-to-bumper stop and go. That road cannot handle more traffic, particularly from a large number of hotel and housing units being proposed. The hotel needs to be eliminated (or reduced

to 40 rooms vice 144) and the number of housing units needs to be reduced by half.

Please Provide Your
Additional Thoughts/Input
About Middletown Center
Here

The Concept photos are all unrealistic in showing what the car/traffic congestion will look like. Hundreds of housing units, but only a few cars/pedestrians shown in the renditions. They need to show the real car/pedestrian likelihoods during weekend days. This is not Middletown, it is Long Island or Jersey Shore - too many highly populated buildings for such a small land area.

Email not displaying correctly? [View it in your browser.](#)

From: [Terri Flynn](#)
To: [Ronald Wolanski](#); [Shawn J. Brown](#)
Cc: [Maggie Bulmer](#)
Subject: WMain/Coddington Citizen Input / 1 of 2
Date: Thursday, April 21, 2022 2:09:09 PM

Hi Ron - This is the first of 2 emails received from Maggie on the WMail/Coddington Proposal. Could you please add it to the "Public Input File?"

Appreciatively,

Terri

Terri Flynn
Middletown Town Councilor
401-300-0388

From: Maggie Bulmer <hymalaya1995@gmail.com>
Subject: Re: DONT MISS: APRIL 21st 6pm Fwd: West Main/Coddington "Middletown Commons" concept
Date: Mar 31, 2022 at 11:20 AM
To: Terri Flynn

Good Thursday morning Terri,

I've read quite a bit of the plans for "Middletown Commons". Thanks for sending the "plans" along.

I'm glad that the library will remain in the same area and will be improved. Theresa Coish, library director is doing a superb job in a building that is "challenging" to say the least.

Cramming another hotel, + hundreds of 1, 2 & 3 bedroom apartments, plus a restaurant (there is a failed restaurant already on West Main Rd. across the street from "Middletown Commons") creates a traffic problem.

Middletown already has a traffic problem every weekday beginning around 4:00 p.m. on West Main Rd. when cars exit town going north.

This "plan" seems to create more problems in its effort to raise more taxes.

Respectfully,
Margaret "Maggie" Bulmer

From: [Terri Flynn](#)
To: [Ronald Wolanski](#); [Shawn J. Brown](#)
Cc: [Maggie Bulmer](#)
Subject: WMain/Coddington Citizen Input / 2 of 2 Fw: Middletown Commons
Date: Thursday, April 21, 2022 2:11:06 PM

Ron - This is the second of 2 emails received from Maggie on the development. Could you please add it to the "Public Input File?"

Many Thanks,

Terri

Terri Flynn

Middletown Town Councilor

401-300-0388

From: Maggie Bulmer <himalaya1995@gmail.com>
Sent: Thursday, March 31, 2022 8:55 PM
To: Terri Flynn
Cc: Matt Sheley <Sheley@newportri.com>; Town Council <TownCouncil@middletownri.com>; Shawn J. Brown <sbrown@middletownri.com>
Subject: Middletown Commons

Hi Terri,

I'm pleased to give my ideas concerning the proposed Middletown Commons plan.

I've already sent Terri Flynn an email with a few suggestions. Thank you Terri for alerting me to the "plan"

I have another comment..and as I read through the plans again I expect I will be sending more ideas.

I am surprised and appalled that the library will be SMALLER!!! Let's lose that part of the plan right now! Our library is the heart and soul of the community. Outdoors the library has initiated 20 gardening plots, electric charging station for autos and a bicycle repair station complete with repair tools + outdoor concert space. Indoors, the Kanopy program supplies hundreds of films free of charge in addition to the hundreds of DVDs and millions of books available from all of the libraries in Rhode island + fishing rods and equipment. Please do not underestimate the value of our library by cramming it into a SMALLER space!

Middletown did good work establishing Middletown Walking Trails open space. That is an excellent use of space.

The Bicho, Karam & Kempenaar Center does not have a vision to improve Middletown; only a plan to increase taxes....which is not in itself bad....but not at the expense of this ostentatious, overgrown, crowded "plan".

Respectfully and watchfully,

Maggie Bulmer

RI registered voter



MIDDLETOWN

Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842
(401) 842-6500 | MiddletownRI.com

To: Town Residents & Other Interested Parties
From: Ronald M. Wolanski, Town Planner
Subject: Middletown Commons Feedback Form
Date: March 21, 2022

The Town of Middletown is working with a development team to transform 15 acres in the heart of the community into a new town center. As part of the "Middletown Commons" project, 150 units of housing, mixed retail and restaurant, a 144-room hotel, new Middletown Public Library, open space and other features are envisioned.

With that in mind, the Town is soliciting input on the project. For more information, visit <https://mdl.town/MiddletownCommons> online. Please complete the form below and return it to the Planning Department to be heard. All applications will be handled confidentially.

Name: _____ Address: _____
City: Middletown State: RI
Zip Code: 02842 Phone No.: _____
Email: _____

Overall, I like the Middletown Commons plan. (Disagree) Why or Why Not?

Looking at Middletown Commons, I don't foresee any challenges. (Disagree) Why or Why Not?

Increased traffic entering & exiting West Main Road -
I have not read anything that addresses this issue.

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:

Synchronized traffic lights would help to alleviate
this issue.



MIDDLETOWN

Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842

(401) 842-6500 | MiddletownRI.com

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 From: Ronald M. Wolanski, Town Planner
 Subject: Middletown Commons Feedback Form
 Date: March 21, 2022

The Town of Middletown is working with a development team to transform 15 acres in the heart of the community into a new town center. As part of the "Middletown Commons" project, 150 units of housing, mixed retail and restaurant, a 144-room hotel, new Middletown Public Library, open space and other features are envisioned.

With that in mind, the Town is soliciting input on the project. For more information, visit <https://mdl.town/MiddletownCommons> online. Please complete the form below and return it to the Planning Department to be heard. All applications will be handled confidentially.

Name: _____ Address: _____
 City: Middletown State: RI
 Zip Code: 02842 Phone No.: _____
 Email: _____

Overall, I like the Middletown Commons plan. Agree (Disagree) Why or Why Not?
It's a better use of the land for more tax revenue.

Looking at Middletown Commons, I don't foresee any challenges. Agree (Disagree) Why or Why Not?
It's a good, central location for affordable housing, library, etc. if planned and landscaped well.

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:

Overall, it's a good plan. There will always be some people who will find negatives, but we hope most people will agree with the plan. Middletown needs this!

Ronald Wolanski

From: noreply@civicplus.com
Sent: Wednesday, April 20, 2022 5:24 PM
To: Ronald Wolanski
Subject: Online Form Submittal: "Middletown Center" Town Center

"Middletown Center" Town Center

First Name	David
Last Name	Brown
Address	600 Valley Road
City	Middletown
State	RI
Zip Code	02842
Phone Number	14018489427
Fax Number	Field not completed.
Email Address	djbrown2d@yahoo.com
Overall, I like the Middletown Center plan.	Agree
Why Or Why Not?	Its focus especially on affordable year-round and seasonal living needs, with renewed Library as a major focus.
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	1. Much would be paved. Need to plan for bigger storm surges -- EPA/SNEP-type absorption & handling of contaminated water-flows ..have layout & zoning that takes slopes and natural waterways into account. 2. With just one or two major developer-"owners", need provision ahead of time for rights of tenants, who will maintain what, future improvements, etc. Maybe via condominium-type arrangements? 3. With squared-off alleys like this, reflected sounds might be a problem; arranging at slight angles, some trees to buffer, etc. might help? 4. Talk of moving recreation far away is disturbing.

Should at least have a "pocket park" and some natural pathways adjacent.

Please Provide Your
Additional Thoughts/Input
About Middletown Center
Here

4. The drawings look so cookie-cutter Anywhere USA! How about a unique Middletown style? Could include with pride our old and new ethnic heritages?

5. How about the hodge-podge on the other side of West Main? Could facilitate changes there that add wanted services and mesh well with the Commons itself. And safe ways for walkers to cross West Main.

6. What about a "rolling plan" whereby the developer and Town agree on phases, some public use of spaces in limbo, minimize junky look.

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Ronald Wolanski

From: noreply@civicplus.com
Sent: Wednesday, April 20, 2022 8:20 PM
To: Ronald Wolanski
Subject: Online Form Submittal: "Middletown Center" Town Center

"Middletown Center" Town Center

First Name	Kate
Last Name	McGraw
Address	Field not completed.
City	Middletown
State	RI
Zip Code	02842
Phone Number	6198716334
Fax Number	Field not completed.
Email Address	katemcgraw@gmail.com
Overall, I like the Middletown Center plan.	Agree
Why Or Why Not?	Field not completed.
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	Traffic is already tricky there. How will Middletown plan for this?
Please Provide Your Additional Thoughts/Input About Middletown Center Here	Field not completed.

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Ronald Wolanski

From: noreply@civicplus.com
Sent: Wednesday, April 20, 2022 8:38 PM
To: Ronald Wolanski
Subject: Online Form Submittal: "Middletown Center" Town Center

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	<i>Field not completed.</i>
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Agree
Why Or Why Not?	Shell is great. Library is great. Hotel is great. Community center is great
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	Not sure of the cost versus benefit of swimming pool.
Please Provide Your Additional Thoughts/Input About Middletown Center Here	Addition of 4th traffic light to the string of 3 already existing. This already is an intersection that doesn't work. The state made a big mistake not forcing a complete realignment of two mile corner. Bicycle access is important to me.

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Ronald Wolanski

From: noreply@civicplus.com
Sent: Thursday, April 21, 2022 6:12 AM
To: Ronald Wolanski
Subject: Online Form Submittal: "Middletown Center" Town Center

"Middletown Center" Town Center

First Name	William
Last Name	Jackett
Address	43 Shangri-La lane
City	Middletown
State	RI
Zip Code	02842
Phone Number	401.316.0065
Fax Number	Field not completed.
Email Address	william.jackett@ri.gov
Overall, I like the Middletown Center plan.	Disagree
Why Or Why Not?	West main road needs a redesign. This 1 mile stretch is overburdened as is. How does adding this project benefit town residents who are already frustrated with the volume of traffic.
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	TRAFFIC
Please Provide Your Additional Thoughts/Input About Middletown Center Here	Do not be in such a rush to develop this land. We are a town of empty strip malls and low occupancy for business. How in the world do you "Administrators" justify lessening our quality of life with more traffic congestion. Middletown is a service station to Newport and that attitude needs to be changed.

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Ronald Wolanski

From: noreply@civicplus.com
Sent: Thursday, April 21, 2022 6:41 AM
To: Ronald Wolanski
Subject: Online Form Submittal: "Middletown Center" Town Center

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Disagree
Why Or Why Not?	Do not like another hotel on corner of Connell Hwy and West Main Rd . We need affordable housing more than hotels. There are already 3 hotels within quarter mile of proposed town center. Do these developers not have enough already? Where are middle and lower income people to live ?
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	We need affordable housing, more senior housing and for young people starting out.
Please Provide Your Additional Thoughts/Input About Middletown Center Here	<i>Field not completed.</i>

Ronald Wolanski

From: noreply@civicplus.com
Sent: Thursday, April 21, 2022 7:34 AM
To: Ronald Wolanski
Subject: Online Form Submittal: "Middletown Center" Town Center

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842-7516
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Agree
Why Or Why Not?	<i>Field not completed.</i>
Looking at Middletown Center, I don't foresee any challenges.	Agree
Why Or Why Not?	<i>Field not completed.</i>
Please Provide Your Additional Thoughts/Input About Middletown Center Here	<i>Field not completed.</i>

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Ronald Wolanski

From: noreply@civicplus.com
Sent: Thursday, April 21, 2022 7:34 AM
To: Ronald Wolanski
Subject: Online Form Submittal: "Middletown Center" Town Center

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Agree
Why Or Why Not?	<i>Field not completed.</i>
Looking at Middletown Center, I don't foresee any challenges.	Agree
Why Or Why Not?	<i>Field not completed.</i>
Please Provide Your Additional Thoughts/Input About Middletown Center Here	Like the developments in south county, east Greenwich etc. It would be nice to have a mature and well developed shopping/residential center in our town.

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From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: "Middletown Center" Town Center
Date: Sunday, April 24, 2022 5:13:00 PM

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Disagree
Why Or Why Not?	The area on West Main Road is already overly congested especially during the summer months. Adding another hotel to the several that are already on West Main heading into Newport will result in intolerable traffic congestion. Currently, significant changes are occurring on Admiral Kalbfus Road and the rotary near the Naval Base. There is talk of development of the old casino and its property. This connects directly to Coddington Road and the proposed site.
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	Traffic as discussed above. I did read your comments on mitigating traffic congestion near the proposed Middletown Commons site but I already avoid Newport during the summer months especially during the summer and weekends and do not want this for Middletown. Progress and an expanded tax base are good but not at the expense of quality of life.
Please Provide Your	I don't want to sit in traffic in and out of Middletown. West Main

Additional
Thoughts/Input About
Middletown Center
Here

Road cannot currently handle the flow of traffic on the weekends and during the summer. I live off of Valley Road and find it increasingly difficult to turn out of my street onto Valley due to speeding vehicles on Valley Road. This will only worsen as more people turn onto Valley Road off of West Main Road in order to bypass the increased congestion along the busiest stretch of West Main Road in Middletown.

Email not displaying correctly? [View it in your browser.](#)

From: bjocisco@aol.com
To: fijimail@cox.net; jpierik@carpionatogroup.com; [Ronald Wolanski](mailto:Ronald.Wolanski); billpuck8@gmail.com; viking43@cox.net; mikefenton@rhodewarrior.org
Subject: Fwd: My comments on the proposed Town Center plan
Date: Sunday, April 24, 2022 7:47:46 AM

From some Tree Commission members for review!

-----Original Message-----

From: Alan Kirby <kirbhort@aol.com>
To: ride_1189@yahoo.com; wjdimarco@cox.net; bjocisco@aol.com; rhanley@middletownri.com; johnsonrr@cox.net; gardenandlandscapes@gmail.com; inspiredesignri@gmail.com; fijimail@cox.net
Sent: Sat, Apr 23, 2022 8:32 pm
Subject: Re: My comments on the proposed Town Center plan

To include a hotel in the project defeats the focus of this being a 'town' center. tourist should be welcomed but not featured. For one private interest to have such a large stake in the project also invites future problems.

I am interested in how future tree planting can enhance the project when there is a final plan, but I also agree that many existing, young, healthy trees should be saved and could be planned around. Obviously all could probably not be saved.

Can access to the center be created to include Connell Highway or even the neighborhood on the west side? Any additional outlets could reduce the traffic snarl on West Main Road.

Alan

In a message dated 4/23/2022 6:02:18 AM Pacific Standard Time, ride_1189@yahoo.com writes:

I totally agree. The hotel is totally throwing me off. I was actually in support of the concept of a Middletown Center, an area for the community to gather. Then, the hotel. I understand that Rocky is a "hotel guy" and that's his motivation but it isn't in the interest of the town. Tourism is an important industry in the town but if short term rentals (even well behaved ones) continue to grow and the number of hotels continue to grow, this will be a town of visitors, not residents.

Karen

[Sent from Yahoo Mail for iPhone](#)

On Friday, April 22, 2022, 8:34 PM, Bill Di Marco <wjdimarco@cox.net> wrote:

My two cents are below. Karen Barbera commented in person at the meeting.

Via Paul's instructions, I sent the comments to Ron.

When I first viewed the proposed concept plans, my first question was, what is a hotel doing there. Building a hotel on town land and shrinking the library. Huh.

After attending the planning board meeting via zoom, it became obvious that I was not

alone with these thoughts.

There seems to be a dichotomy in concept.

It appears that many citizens, including myself, were looking for something that could contribute to the needs and lifestyles of the community. What was presented was something that adds to the tax base.

Granted, it meets the requirements of "mixed use", and as the planning board decided, complies with the comprehensive plan. But as Mr. Croce and others pointed out, the devil is in the details.

If you hand such an open ended request to a developer, you are going to get something that complies in concept to your general plans but is designed to maximize his profits. That's capitalism. That's the way it works. There is nothing wrong with his approach.

Maybe what should have been done by the town was to put certain requirements into their request based on the desires and needs of its citizens. It does not appear that this has been done.

I'm afraid we are way off base on what the town should do with this property. The citizens really need to be heard on this important issue.

Listed below are a few general comments on the plan and on others' comments during the meeting;

I use the library. It is a town asset. I was there this week around 4:00. It was very difficult to exit the parking lot. I am not alone when I say that the existing traffic is difficult.

The tree commission, and by extension the town, has spent considerable time and money planting trees around the library. I saw no indication that these mature trees would be preserved.

I agree that the bike path going north on West Main is a path to nowhere. Maybe you could put a bus stop lane or indent there. I think the idea of a bus entering this property and exiting is going to cause problems. It doesn't make sense to me.

I agree that a larger library at the hotel location makes a lot of sense.

This property is like an island. Difficult to enter and exit, and impossible to enter as a pedestrian from the east side of West Main.

A pedestrian bridge may make sense. You see them in Europe and larger communities.

I was unaware of community uses of the Kennedy School. What will happen to this usage

under this plan?

No mention has been made of burying the utilities on West Main. This is not part of the development, but it has to be done if improvements to the area are considered. The existing wires and poles are an eyesore.

One of the last comments made sense to me. Maybe the town could take the money accrued from such a commercial development and create a real town center with a new and improved library and an improved senior center away from transient traffic. The coupling of the two developments should be a requirement.

A decent senior center together with a library and a community center away from the traffic would anchor a nice town center.

Bill

From: noreply@civicplus.com
To: [Ronald Wolanski](mailto:Ronald.Wolanski); rlavoie@middletownri.com
Subject: Online Form Submittal: Contact the Planning Board
Date: Friday, April 22, 2022 1:56:55 PM

Contact the Planning Board

Full Name Karen Biastre

Email Address Kbiastre@aol.com

Phone Number 401-743-1575

Message Dear Members of the Planning Board,

I am writing to you regarding my concerns over the Middletown Center West Main Road development proposal.

I attended last night's meeting before the Planning Board and I am raising a red flag. What started out as an idea for a town center with a town market feel has turned into a "Garden City-ish" (the developer's own words) monstrosity that does not meet the needs of our town.

What does Middletown need?

1. Middletown needs Affordable Housing by the 30% definition. The developer's plan does not include any affordable housing units by this definition. Not a single one.
2. Middletown needs a new, expanded and modern library.
 - A. The proposal plans for a much smaller library at 10,000 sq/ft than what we already have at 14,000 sq/ft. Library staff have already stated the current size is not large enough.
 - B. The very first words out of these developers' mouths last night were, "You really should think about moving the library somewhere else in town."
 - C. Developers last night tried to tell us libraries are no longer about books anymore, that they really are "cultural centers" where books are placed on top shelves because they are no longer a vital part of these new "cultural centers".
3. Middletown needs a community center available to all residents for recreational and municipal purposes. This plan's proposed community center, with a pool, according to developers, is slated for the apartment renters only and will not be available for the town or the public's use. This does not constitute the town center we all desire for Middletown.
4. Middletown needs indoor and outdoor recreational areas.

This plan proposed by these developers does not include recreational areas available to all of Middletown, nor does it include any plan to replace the loss of the existing recreational facilities on the property.

The plan proposed by these developers does not address any of these needs. In fact, what I saw at the meeting last night was an attempt to further minimize a Middletown public and municipal presence, while maximizing the space for their own development goals:

1. By not dedicating a single unit to true affordable housing.

2: By downsizing our library, then suggesting it be removed from the project all together. By trying to sell us on the absurd idea that books and libraries as we have always known them, are no longer vital to communities.

3. By creating spaces in their project that will not be available to all Middletown residents (their community center and pool are for the apartment renters only). This is town property. I believe excluding residents from what was meant to be a town center for all is absolutely unacceptable.

4. By forcing the issue of a 144 room four story hotel because, according to the developers, "the Navy needs more extended stay units". We already have 13 hotels and inns along the 3.7 mile stretch of West Main Rd between our borders with Portsmouth and Newport. The loss of these acres to a hotel cannot be justified. Middletown needs those acres for either homes or recreational use. If the Navy needs more extended stay units, then the Navy can use some of its own prime real estate to build a hotel. Why should Middletown give up these precious acres when our need for this land is so great?

We are already inundated with shopping plazas in Middletown: The Christmas Tree Shop plaza, the Home Depot/Staples Plaza, the small plazas scattered along West Main Rd's northbound side, The Barnes & Noble Plaza, the Big Sisters Donation Center plaza, The Super Stop & Shop Plaza, the Ocean State Job Lot plaza, the BJ's Plaza, the Polo Center and other plazas along Aquidneck Ave, and the new mixed use development that will be going where Skater Island used to be. There is no need for another shopping plaza in our town. There are too many already.

All I saw last night was an attempt to hijack our much needed town center and turn it into a profit machine for these developers. Not only did these developers minimize our public and municipal presence at the site, they tried to sell us on an idea that if we abandon the library and fully maximize this property from a

business standpoint, the town can then use any extra revenue gained to do a library somewhere else; to meet our needs somewhere else; to build everything we need somewhere else. I ask you, where else do we have??? This site was supposed to be THAT PLACE! These developers are trying to kick us like a can down the street!

I am asking you to put the brakes on. Stop this before we have nothing left to call our own. The tax incentives are not worth what we stand to lose at this site. Put the brakes on, and let's have some serious discussions with the citizens of Middletown about what we need from future development of this site. We should not be allowing developers to tell us what that should be. As it stands, their plan for our town center does not meet the needs of our town. It meets THEIR financial needs, and that's it. Period.

Please, I ask you to put a stop to this so we can forge our own plan for that area without being forced to accept venues and businesses that are not what this town needs.

Sincerely,
Karen Biastre
Maple Ave
Member of the Affordable Housing Committee

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: "Middletown Center" Town Center
Date: Thursday, April 21, 2022 11:17:46 PM

"Middletown Center" Town Center

First Name *Field not completed.*

Last Name *Field not completed.*

Address *Field not completed.*

City *Field not completed.*

State *Field not completed.*

Zip Code *Field not completed.*

Phone Number *Field not completed.*

Fax Number *Field not completed.*

Email Address *Field not completed.*

Overall, I like the Middletown Center plan. Agree

Why Or Why Not? *Field not completed.*

Looking at Middletown Center, I don't foresee any challenges. Agree

Why Or Why Not? *Field not completed.*

Please Provide Your Additional Thoughts/Input About Middletown Center Here *Field not completed.*

Email not displaying correctly? [View it in your browser.](#)

To Members of the Middletown Planning Board and the Middletown Town Council,

This past weekend, my son and I went for a ride along West Main Rd and took notes. From the Portsmouth-Middletown border near Prescott Farm, to the Middletown-Newport border at One Mile Corner is a distance of 3.7 miles. Within those 3.7 miles, there are 13 existing hotels and inns along the West Main Rd corridor. 13 hotels and inns within 3.7 miles.

Do we really need a 14th?

Hotels in this area are under utilized during the non-tourist months. Adding a 14th is flooding an already hotel-congested area. I would hate to see that precious acreage wasted on something that does not directly benefit and enrich the lives of Middletown residents.

In my count, I didn't include hotels, motels, and inns outside of the West Main Rd corridor, but there are quite a few more in Middletown that should be included in the count. Aquidneck Ave near Easton's Point, East Main Rd, and the huge Wyndham at Johnny's are areas where motels, hotels, and inns already exist.

I recognize that a developer counts on the inclusion of businesses in order to make their own investments in projects like this one feasible. But I can think of a few different types of businesses that would be well-suited for that area that will bring something new to our town that can be utilized all year long by Middletown residents: indoor family recreational venues, such as a bowling alley, a roller skating rink. Perhaps an indoor recreational business or two might satisfy the developer as well? It has been a long-standing complaint that we do not have things for kids and families to do here in town during the non-summer months. Using a bowling alley as an example, especially something like a Duck Pin alley, would appeal to all ages groups, and can be used by all residents young and old throughout the entire year.

The new bicycle and walking paths on Coddington Hwy perfectly link the Two Mile Corner neighborhoods to this property. Another reason why I believe this land should serve Middletown residents in some recreational manner.

The hotel is being referred to as "the cornerstone" of the development. But it is my opinion that this area should be, and should always remain a cornerstone of OUR community. Wasting that acreage on yet another hotel would not serve us. Those acres should fulfill needs for our residents, first and foremost. This is a once in a lifetime opportunity to build something for our community. We do NOT need another hotel.

I have questions about the proposed community center, the pool, and the dog park. Will these places be available to all Middletown residents, or only to the residents who will be renting the apartments within the development? I would hate to see all this acreage, which is supposed to be our new "town center", be developed for use by only a very small percentage of Middletown's population.

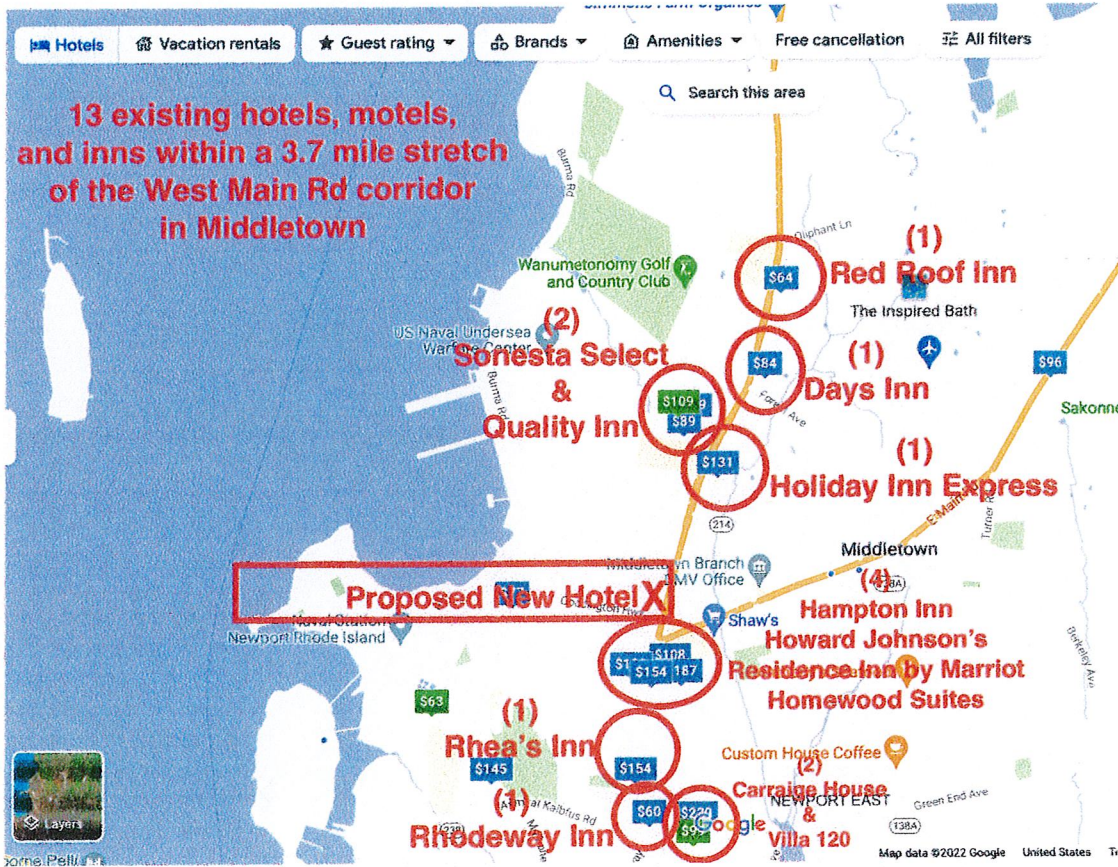
Lastly, what kind of businesses are being planned for this development? As a resident, I would like to see a cafe style venues, small local mom & pop type businesses, an area for a farmer's market, with a market square feel to the environment, along the lines of Brick Market in Newport.

The developer describes this proposal as Garden City-ish. Garden City is a big box chain store mega development in the city of Cranston with JGrew, Sephora, Bank of America, Crate & Barrel, Ethan Allen, LLBean, Old Navy, Party City, Joseph Banks, and numerous other major chain stores on its premises. We do not want that here in small-town Middletown. There is NO NEED for places like those here. We need homes for people to live, and year round recreational opportunities wrapped up in a small town package that reflects what Middletown is. Please do not turn our town into Garden City or Rt 2 in Warwick.

Thank you,
Karen Smith Biastre

Maple Ave
Middletown

April 21, 2022 Middletown Center Public Hearing





MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842

(401) 842-6500 | MiddletownRI.com

To: Town Residents & Other Interested Parties
From: Ronald M. Wolanski, Town Planner
Subject: Middletown Commons Feedback Form
Date: March 21, 2022

4/21/2022

The Town of Middletown is working with a development team to transform 15 acres in the heart of the community into a new town center. As part of the "Middletown Commons" project, 150 units of housing, mixed retail and restaurant, a 144-room hotel, new Middletown Public Library, open space and other features are envisioned.

With that in mind, the Town is soliciting input on the project. For more information, visit <https://mdl.town/MiddletownCommons> online. Please complete the form below and return it to the Planning Department to be heard. All applications will be handled confidentially.

Name: [Redacted] Address: [Redacted]
City: Middletown State: RI
Zip Code: 02842 Phone Number: [Redacted]
Email: _____

Overall, I like the Middletown Commons plan. (Agree) (Disagree) Why or Why Not?

[Redacted] Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:

As chair of the Library Board of Trustees, I have a number of concerns regarding our town library. The design calls for 40,000 square feet while our current library is 14,000 sq feet. Currently we are experiencing a lack of space to provide the many amenities desired by our library patrons. As I look at the new design, I am disappointed. The thought that comes to mind "Oops we built the million dollar mansion and forgot we needed a public library. We will throw them a bone and stash them in the corner"



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

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Name: [Redacted] Address: [Redacted]
City: Middletown State: RI
Zip Code: 02842 Phone No: [Redacted]
Email: [Redacted]

Overall, I like the Middletown Commons plan. (Agree) (Disagree) Why or Why Not?

Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:
Please see attached

I am president of the Friends of the Middletown Public Library and on behalf of our Executive Board and all our members, I want to tell you how excited we are about the new 21st Century Middletown Library!

It is so gratifying to know that soon our Middletown community will have the state-of-the-art facility we need to better our lives into the future.

We especially look forward to enhancing the Friends Bookstore in the library so we may continue to provide funding support for library programs, equipment, and other special needs.

Since its beginning 14 years ago, the Friends Bookstore has been a great asset to not only the library but the whole community.

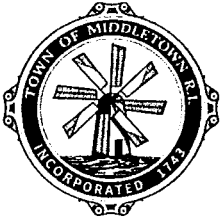
- All the money generated by the bookstore is used exclusively for the library's benefit. Over the years we have been able to sponsor reading programs for all ages; provide programs, activities and lectures; purchase hanging systems to display art works throughout the library; and support other needs that arise outside the library budget.
- The Library saves hundreds of dollars each year by adding books to the library's collection from those donated to the bookstore. These books replace the library's lost or damaged books of the same titles, or second copies of popular titles.
- The bookstore receives thousands of books from residents who can no longer keep the books and want to benefit others through the donations. The donors can feel proud that they are helping the community.
- These books are kept out of landfills.
- Tens of thousands of older books have been recycled to avid readers. The bookstore keeps prices low (usually \$1-\$4, children's picture books are 25 cents) so they are affordable to all our residents.
- The bookstore pays sales taxes to the State that, in turn, helps pay for State programs that benefit Middletown
- Volunteers run the bookstore.
 - This gives our residents who want to give their time and talent to help their community the opportunity to do so.
 - Volunteers enrich their lives through the contacts they make with other volunteers and bookstore customers.
 - They learn useful skills through their bookstore training.

An enhanced bookstore will mean we can contribute so much more to everyone in Middletown. We cannot wait to get started working with the library staff and Trustees on this.

The Middletown Center is a wonderful project, but I have concerns about the projected size of the new library as it is considerably smaller than the current building which is inadequate for the library's needs now. I know the plans are preliminary and am sure this will be corrected in the future.

Sincerely,

Dorothea Baerenthaler, President
Friends of Middletown Public Library



MIDDLETOWN

Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842

(401) 842-6500 | MiddletownRI.com

To: Town Residents & Other Interested Parties
 From: Ronald M. Wolanski, Town Planner
 Subject: Middletown Commons Feedback Form
 Date: March 21, 2022

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With that in mind, the Town is soliciting input on the project. For more information, visit <https://mdl.town/MiddletownCommons> online. Please complete the form below and return it to the Planning Department to be heard. All applications will be handled confidentially.

Name: [Redacted] Address: [Redacted]
 City: Middletown State: RI
 Zip Code: 02842 Phone No.: [Redacted]
 Email: [Redacted]

Overall, I like the Middletown Commons plan. (Agree) (Disagree) Why or Why Not?

Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:

See Attached

Concerned About traffic, noise, cars cutting through our neighborhood, where we walk with our children, grandchildren,

We walk our dogs, and walk peacefully in our small neighborhood.

I feel our neighborhood will change.

What will happen to our property value?

Hotels For Destination Middletown

- 1 Roadway
- 2 Homewood Suites
- 3 Hampton Inn
- 4 Residence Inn
- 5 Howard Johnson's By Windom
- 6 Quality Inn
- 7 Holiday Inn
- 8 Days Inn
- 9 Marriot Courtyard
- 10 Red Roof Inn
- 11 Atlantic Beach Hotel
- 12 Forest Trail Hotel
- 13 Newport Beach Suites
- 14 Atlantic Resort
- 15 Sea Whale
- 16 Sea Breeze
- 17 North Fenner Lodge
- 18 East Island Hotel Reserve Hotel
- 19 Carriage House
- 20 Motel Six 21 The Wayfinder

22 Harbor Base Inn If one Hotel will add so much money in tax Revenue is that what we are making from the others?

AIR B&B's...??

How Many Season Rentals

Apt Buildings--Harbor Village, North Gate, Landings, Coddington Cove, Oxbow, North Fenner Ave Apts, East Bay Village

Why are we moving the library? What Is The Cost Difference in building upon the existing one

What will become of Adult Learning?

Right Now: Residence use the land for Softball, Soccer, Rugby, Basketball, Family Picnics, Childrens playground

A New Hotel & Apts will add 300-400 cars @ The Coddington/W.Main intersect daily

Open Spaces: Linden School near I Hop, 1747 W Main rd (Skater Park), Corner of Forrest Ave, Area after East Bay on right *WHAT ABOUT Green End Ave -ballfield?*

Struggling Existing Buisnesses Papa Ginos.....Many revolving door buisnesses

** ALSO Are NOT open All the time.*

Blue Plate Diner

VACANT Bldgs

- East Side MARIO's/ Rugby Tues day
- Hobby House
- Benny's
- Old Sunoco Station / npt Midd Line
- JAI LAI
- Newport Daily News
- Old BMW Building

Affordable housing

What happened to Oliphant Admin building & former Peckham School?

* Linden Park Needs work

New playground for kids! *example: Wickford great playground*



MIDDLETOWN

Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842

(401) 842-6500 | MiddletownRI.com

To: Town Residents & Other Interested Parties
 From: Ronald M. Wolanski, Town Planner
 Subject: Middletown Commons Feedback Form
 Date: March 21, 2022

The Town of Middletown is working with a development team to transform 15 acres in the heart of the community into a new town center. As part of the "Middletown Commons" project, 150 units of housing, mixed retail and restaurant, a 144-room hotel, new Middletown Public Library, open space and other features are envisioned.

With that in mind, the Town is soliciting input on the project. For more information, visit <https://mdl.town/MiddletownCommons> online. Please complete the form below and return it to the Planning Department to be heard. All applications will be handled confidentially.

Name: _____ Address: _____
 City: Middletown State: RI
 Zip Code: 02842 Phone No.: _____
 Email: _____

Overall, I like the Middletown Commons plan. (Agree) (Disagree) Why or Why Not?

The idea of a "Brick Market" style commons is appealing and could be a money-maker for the town.

Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?

Traffic patterns on heavily traveled West Main Road would be changed for the worse. Empty restaurants on W. Main Rd would detract. We don't need another Subway eatery. Shops must be unique and compelling. Also, handicap access? Is this sustainable?

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:

Advertise opening day. Picnic Area?
Sounds good overall!

From: noreply@civicplus.com
To: [Ronald Wolanski; rlavoie@middletownri.com](mailto:Ronald.Wolanski;rlavoie@middletownri.com)
Subject: Online Form Submittal: Planning Department
Date: Monday, April 25, 2022 5:09:33 PM

Planning Department

Who would you like your message to go to? Ronald M. Wolanski

Full Name

[REDACTED]

Email Address

nheroux.n@gmail.com

Phone Number

[REDACTED]

Message

Middletown needs a Town Center that has affordable housing, recreation for all Middletown residents, an expanded library, and a real community center where events and activities sponsored by the Town as well as local and state nonprofit organizations can be held. We do not need another hotel or retail businesses to add to the congestion on West Main Road. Please look closely at what is being proposed for the property! It does not meet the needs of our community and it's residents.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: "Middletown Center" Town Center
Date: Monday, April 25, 2022 8:38:32 PM

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Disagree
Why Or Why Not?	Not community centered. Middletown does not need a hotel dominating that space.
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	Library is hidden and too small for needs of the community
Please Provide Your Additional Thoughts/Input About Middletown Center Here	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

Ronald Wolanski

From: noreply@civicplus.com
Sent: Monday, April 25, 2022 4:34 PM
To: Ronald Wolanski; rlavoie@middletownri.com; rlavoie@middletownri.com
Subject: Online Form Submittal: Planning Department

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Planning Department

Who would you like your message to go to? Rita Lavoie

Full Name

[REDACTED]

Email Address

nacallas1@gmail.com

Phone Number

[REDACTED]

Message

The new town center plan does not sound like it is in the best interest of the town, but rather of the developer. Please don't allow Middletown to be railroading into accepting it.

[REDACTED]

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: "Middletown Center" Town Center
Date: Tuesday, April 26, 2022 9:36:50 AM

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Disagree
Why Or Why Not?	Not enough municipal space, the library is being down sized, no connectivity via CONstellation and Constitution Ave via suggestions from Matrix study, no truly affordable housing units
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	public opinion regarding hotel is opposed, lack of open space, poor design. the buildigns are too large and there really was not thought about the aesthetics of building design Just large, boxy buildings
Please Provide Your Additional Thoughts/Input About Middletown Center Here	I will forward a letter to the Planning Committee

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: "Middletown Center" Town Center
Date: Tuesday, April 26, 2022 4:16:40 PM

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Disagree
Why Or Why Not?	See additional thoughts
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	See additional thoughts
Please Provide Your Additional Thoughts/Input About Middletown Center Here	I think the primary challenge will be to plan for a space that is both beneficial to the Town financially in the many years to come, while also being a true "Middletown Center" that provides a sense of community. The vehicular focus and benefit to the developer rather than to the community is glaring in the concept plan as submitted and does not meet these challenges.

Email not displaying correctly? [View it in your browser.](#)



MIDDLETOWN

Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842

(401) 842-6500 | MiddletownRI.com

To: Town Residents & Other Interested Parties
 From: Ronald M. Wolanski, Town Planner
 Subject: Middletown Commons Feedback Form
 Date: March 21, 2022

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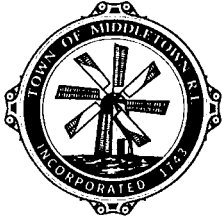
Name: _____ Address: _____
 City: Middletown State: RI
 Zip Code: 02842 Phone No.: _____
 Email: _____

Overall, I like the Middletown Commons plan. (Agree) (Disagree) Why or Why Not?
It will be good for Middletown. However, I think it should be more of a center with a town square with buildings around it.

Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?
Parking will be a big issue. Maybe put parking underneath the residential buildings.

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:

As drawn the style of buildings look bland & downmarket. Another hotel should not be part of a town centre when the emphasis is a centre for local people. Also, solar panels should be incorporated into the roofs of all structures. And, why not add tennis, pickleball + basketball courts.



MIDDLETOWN
Rhode Island

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Date: March 21, 2022

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Name: _____ Address: _____
City: Middletown State: RI
Zip Code: 02842 Phone No: _____
Email: _____

Overall, I like the Middletown Commons plan. (Agree) (Disagree) Why or Why Not?
I strongly disagree.

Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?
There will be a huge impact of traffic + the environment.

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:
Green space in Middletown is slowly disappearing what we can use in a big park with a great area for children, in addition, a dog park similar to Portsmouth.

Thank you!
. D Fragola



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT
TOWN OF MIDDLETOWN
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(401) 842-6500 | MiddletownRI.com

To: Town Residents & Other Interested Parties
From: Ronald M. Wolanski, Town Planner
Subject: Middletown Commons Feedback Form
Date: March 21, 2022

The Town of Middletown is working with a development team to transform 15 acres in the heart of the community into a new town center. As part of the "Middletown Commons" project, 150 units of housing, mixed retail and restaurant, a 144-room hotel, new Middletown Public Library, open space and other features are envisioned.

With that in mind, the Town is soliciting input on the project. For more information, visit <https://mdl.town/MiddletownCommons> online. Please complete the form below and return it to the Planning Department to be heard. All applications will be handled confidentially.

Name: [REDACTED] Address: [REDACTED]
City: Middletown State: RI
Zip Code: 02842 Phone No.: [REDACTED]
Email: [REDACTED]

Overall, I like the Middletown Commons plan. (Agree) (Disagree) Why or Why Not?
Unimaginative - cookie cutter, ~~overly~~ too
reliant on hotel revenue.

Looking at Middletown Commons, I don't foresee any challenges. (Agree) (Disagree) Why or Why Not?
TRAFFIC, not enough affordable
housing included.

Please Provide Your Additional Thoughts/Input About Middletown Commons Below:
Back to the drawing board - we can +
deserve much better.

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: "Middletown Center" Town Center
Date: Wednesday, April 27, 2022 7:25:57 PM

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED] rsullivan7@gmail.com
Overall, I like the Middletown Center plan.	Disagree
Why Or Why Not?	<i>Field not completed.</i>
Looking at Middletown Center, I don't foresee any challenges.	<i>Field not completed.</i>
Why Or Why Not?	<i>Field not completed.</i>
Please Provide Your Additional Thoughts/Input About Middletown Center Here	I have concerns with is the initial plans for the West Main Corridor. We need more hotels like we need a hole in the head! As I listened to some of the Planning Board meeting, I heard residents with the same concerns I have. As far as I'm concerned, West Main Road has more than reached its capacity. From individuals that came to the podium, I heard the likes of, already very high traffic, do we really need another hotel?, we don't want a route 2 in Warwick/Cranston, Garden City, etc.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: "Middletown Center" Town Center
Date: Wednesday, April 27, 2022 5:50:43 PM

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Disagree
Why Or Why Not?	<i>Field not completed.</i>
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	<i>Field not completed.</i>
Please Provide Your Additional Thoughts/Input About Middletown Center Here	Where do I start! This provides no benefits to the citizens. It benefits only the 3 developers. No hotel on publicly owned land period- unless the town is collecting the room revenue. That parcile should be additional housing. Project should have underground parking and can be taller/denser to enable more accommodations. Need to add an affordable component to meet state mandate of 10%. No CBAs included in plan. Shrunken library. Community center- advertised as such for benefit of apts only.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Ronald Wolanski; rlavoie@middletownri.com](mailto:Ronald.Wolanski;rlavoie@middletownri.com)
Subject: Online Form Submittal: Planning Department
Date: Thursday, April 28, 2022 11:52:00 AM

Planning Department

Who would you like your message to go to? Ronald M. Wolanski

Full Name Linda Finn

Email Address lindaflblue59@gmail.com

Phone Number 4012586851

Message April 30, 2022

Dear Chairman Paul A. Croce and Planning Board members-

After attending the meeting on April 21st and reviewing the proposed documents and previous planning documents here are my comments and concerns about this project moving forward.

The premise for the project which was taken from the previous work of the Planning Department and the RFI for Town Center outlined is here:

“While both previous studies concluded that some mixed-use development would be the preferred outcome of the site, community members continue to express various other ideas about the space, including — but not limited to — goals listed below: Vibrant Town/Community Center A Town Center that offers common space for community gatherings, strong urban design, a Town “gateway,” and improved pedestrian experiences.

This Center might also retain some level of municipal-related use. Mixed-Use Development Provide office or residential uses above retail, creating density, encouraging investment, and promoting alternative forms of transportation. Affordable and Workforce Housing Multi-family housing units, available for rent or purchase at affordable prices.”

Please refer to the report here: Matrix Final Report 2014 . Below are the two concepts that are the result of the work of the community group and in the Matrix report:

Concept One:

- (a) Civic: 121,000 square feet
- (b) Town Hall with Council Chambers and Administrative Offices,
- (c) Public Library,
- (d) School District Administration Offices,
- (e) Community Theater/Cultural Center
- (f) Retail: 70,000 square feet

Building configurations allow for small box anchors or restaurants and/or inline shops Office: 64,000 square feet, Space calculated as being one level above most retail uses.

Concept Two:

:

- (a) Civic: 100,000 square feet
- (b) Town Hall with Council Chambers and Administrative Offices,
- (c) Public Library,
- (d) School District Administration Offices,
- (e) Community Theater/Cultural Center, Outdoor Amphitheater
- (f) Retail/Office: 230,000 square feet Includes space for Senior Center and Daycare Center.

Building configurations allow for mostly small retail shops and restaurants, but not large anchor retail users. Office space calculated as being one level above most retail uses. Residential: 120 dwelling units (800 SF- 1200 SF) 200 parking spaces provided, some within first level of building included 121,000 s.f. of municipal space and 134,000 of retail/office space and 150 units of housing.

The Landings proposal includes :

88,000 s.f. of hotel space,
25-30,000 of Retail
only 10,000 for a new library (the current library is at 14,000 s.f.).
150 units of housing.

1) In the Landings Proposal, they offered to provide "integration of our community" but yet there is no connection of either Constellation Ave or Constitution Ave to the Town Center, The proposed plan does not appear to integrate at all into the Landings property.

2) The developers mentioned "affordable units" and "workforce housing" interchangeably with "market rate" housing. The town is in dire need of truly affordable housing, the housing that was mentioned would be accessible only to those making over \$22 an hour. As resident Jennifer Barrerra testified, a newly hired police officer, hotel workers, and others would not be able to afford to live in any of the housing being proposed. Clarifying the exact type of housing is important.

3) It was brushed aside, but evidently there is a 4 acre requirement for open/green space on the property that the developers say will be moved somewhere else in town. That proposed area of the project is densely populated and recreational spaces such as a playground, pickle ball courts and other ideas would be more appropriate than just one acre of grass proposed. This section of Middletown is the most densely populated, and according to the Open Space Committee, the most underserved when it comes to Open Space and recreation. The proposal of a private pool and a "Community Room, which is really a sales office should be re-considered.

4) Many of the residents who spoke at the meeting stressed the lack of community spaces for youth and adults town. The new library would be an ideal spot to add community rooms, broadband hotspots and possibly spaces for home based tele-workers to come for respite and sense of belonging. Reducing the size of the library and inferring that libraries may be outdated is inaccurate. Please read this recent article :
<https://www.nytimes.com/2022/04/21/style/libraries-outdoor-public-space.html>

5) With the past two years of being locked own with Covid, it has also reminded us of many of the things we find most valuable in our communities: walkability, parks, beautiful natural surroundings, historic buildings and neighborhoods and familiar local businesses. Many business have adapted creatively by offering more outdoor spaces for cafes and restaurants and increasing opportunities for walking, biking and outdoor commerce in business districts and on neighborhood streets. While this plan does connect to the bike path, on Coddington Avenue, having the bike lane cross the entrances to the property on West Main Road seem dangerous and will further slowing down traffic on that road. Including 2 drive through businesses and little outdoor business space will only add to car traffic

It is obvious that to make the numbers wok for the these developers, they require a hotel on the property. With the Newport Grand Proposal including two six story hotels and 2 six story apartment buildings: Should we be relying on the prospect of this hotel revenue while not meeting the clear community and municipal needs of the town?

Finally, I don't believe that the proposal we saw addresses the needs of town, nor has it met the requirements of the RFI for Town Center:

Obviously, the town needs revenue since they have woefully

underfunded our schools for years and are being faced with a large deficit, but I do not believe this plan will be the panacea for revenue and we will be giving up (forever) the use of this property for Middletown residents.

I urge the Planning Board (and Town Council) to review what was being asked, what the residents of the town are clamoring for and not make a hasty decision.

Sincerely,

Linda Finn
351 Comptonview Drive
401-258-6851

cc: Ron Wolanski
Town Council Members

Email not displaying correctly? [View it in your browser.](#)

April 28, 2022

Town of Middletown
350 E. Main Rd.
Middletown, RI 02842

Atten: Town Manager, Planning Board

RE: New Shopping Center

Dear Sir/Madam:

I cannot believe you would even consider this plan. All you will do is close down other shopping areas nearby. Do you even bother to do a study 10 years out. Or do you just look at the fact you may have more tax dollars to spend. When I grew up in Greenville, RI there were just two or three small shopping areas. Then they got the idea to build all these big shopping centers, now it is a nightmare to drive in. Also it is way to many shopping centers. Do not just look at immediate tax dollars you can spend. The area is already a traffic nightmare, especially in summer. I think you need more engineering advice. People on the board are not qualified to realize the impact on citizens. They overbuilt in Bristol causing all kinds of problems with flooding and it cost much to fix it.

You will lose tax dollars on the plazas already there did you figure that?

Why do towns want to keep building until it is a miserable place to live?

Sincerely,

D. Mitchell

D. Mitchell

26 April 2022

A Concerned Citizen Of
Middletown, Rhode Island 02842

Mr. Ronald M. Wolanski
Middletown Commons Feedback
350 East Main Road
Middletown, Rhode Island 02842

Dear Mr. Ronald M. Wolanski,

Please accept this unsigned letter as the input of a Middletown senior citizen who has resided in Middletown for over 45 years.

The concept of a "Middletown Commons" put forward in the April 2022 issue of Middletown Today does little for the Town's taxes, but will greatly enhance the pockets of the developers, Bicho, Karam, and former Councilman Kempenaar. (Conflict of interest?)

A former Naval housing development adjacent to the newly proposed development site has proven not to be a central or "commons" location for people to gather or for anything since it was built, and it never will. It's too congested.

Presently, without further costs to the Town, a public library already exists for the homeless to wash themselves, keep warm during the cool winter months and use the Internet. And, why would residents flock to an "outdoor performance stage?" Incidentally, where have the developers planned for all those great gatherings of residents and tourists to park all their vehicles?

Again, the proposed development mirrors what has already existed on West Main Rd. for years, a series of restaurants, banks, and retail shops, *without notable success*. Why repeat what has already been built and not been successful, and would still remain right across the road?

As a landlord, please don't think that Naval War College "students" (leaders from foreign countries) will want to live amongst a community of

single bedroom, "affordable housing units." Nor will policemen and firemen wish to live with lawyers and medical personnel. Add a 144-room hotel with tourists to the mix and our "Two Mile Corner" will become even more congested.

Are 15 acres of prime commercial land in the heart of Middletown RI really only worth \$1 million dollars today? Better think again because Mr. Bicho, Karam, and former Councilman Kempenaar have thought about it. (Any conflict of interest?)

Let's face it; Middletown has nothing to offer any tourists except for Sachuest Beach and a cheaper alternative to renting a hotel or room in Newport. So, why not capitalize on those facts?

What tourists need is not a phony "Town Common."

When tourists arrive, they need a safe place to park their cars; use the bathrooms and maybe a restaurant to eat before planning their day of going to Newport or maybe Middletown's attractions, like Sachuest Beach.

I think Middletown would do well to build a first class "Welcome Center" complete with a multi-level parking garage, restrooms, gas & electric charging stations, restaurants, and a public transportation system providing hourly service to downtown Newport or any of Middletown's attractions (which could be advertised for a fee).

The revenues and employment opportunities generated from the parking and bussing alone would provide Town coffers with a steady stream of income, and Middletown would still maintain ownership of 15 acres of prime commercial property, including the old library and school properties, until substantial and suitable, future ventures are proposed.

If it's housing you want, build houses. If it's tourists you want, build a tourist's welcome center. If it's money you want, wait for a better offer, without the hint of conflict of interest from a former Middletown Councilor.

Thank you for listening.

Sincerely,

A Concerned Citizen

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: "Middletown Center" Town Center
Date: Monday, May 2, 2022 9:36:13 AM

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Disagree
Why Or Why Not?	We don't need another hotel and the overall plan does not seem to be 'for Middletown residents'
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	Traffic, we do not need a hotel, need housing for all income levels, especially lower income, Newport is the destination, not Middletown, need more for families, young people, bowling alley, miniature golf, a green space for residents
Please Provide Your Additional Thoughts/Input About Middletown Center Here	I was listening to the public input meeting in April. The builder made it very clear that we don't allow a hotel to be built, the builder will not build anything - that tells me that the builder only is really interested in another hotel, which says a lot - mostly, he could care less about the residents.

Email not displaying correctly? [View it in your browser.](#)

Ronald Wolanski

From: noreply@civicplus.com
Sent: Sunday, May 1, 2022 7:47 PM
To: Ronald Wolanski
Subject: Online Form Submittal: "Middletown Center" Town Center

"Middletown Center" Town Center

First Name [REDACTED]

Last Name [REDACTED]

Address [REDACTED]

City Middletown

State Rhode Island

Zip Code 02842-4690

Phone Number [REDACTED]

Fax Number *Field not completed.*

Email Address [REDACTED]

Overall, I like the Middletown Center plan. Disagree

Why Or Why Not? we will be losing playing fields, space at the library, adult education classes that are happening at JFK

Looking at Middletown Center, I don't foresee any challenges. Disagree

Why Or Why Not? there is a lot of opposition because there will be significant loss to the community's recreation spaces

Please Provide Your Additional Thoughts/Input About Middletown Center Here
public library is an integral part of the community and the new building should be at least the same size as the current one, not smaller.
at first glance the plans look great until you look deeper and realize that the dog park and swimming pool will be for the residents of the middletown landings commons whatever Bicho decided to name it apartment community
i have so many more ideas/suggestions and am very

From: [Maggie Bulmer](#)
To: [Ronald Wolanski](#); [Terri Flynn](#); [Town Council](#)
Subject: Opposition to Middletown Commons
Date: Sunday, May 8, 2022 7:22:42 PM

To all,

It is evident that there are MANY valid objections to the scheme of the triumvirate of Kempenaar, Karam & Bicho who are pushing for another hotel to add to Middletown's already overcrowded array of hotels.

Also, their cavalier treatment of dismissing Sgt. Christopher Potts' memorial baseball field is evidence of their lack of respect for the honoring of a Middletown veteran who gave his life in defense of his country.

I ask respectfully that Middletown officials listen to the many valid objections residents have about Middletown Commons and reject this seemingly self-serving scheme.

I would appreciate a respectful reply to my email.

Sincerely,

Margaret "Maggie" Bulmer
Registered RI voter

5/1/2022

TO: Ronald Wolanski
Town Planner;
Middletown Planning Department
Town Hall
350 East Main Road
Middletown, RI 02842

FROM: Steven C. Aten
33 Namquid Drive
Middletown, RI 02842
401-849-6013

RE: MIDDLETOWN COMMONS TOWN CENTER
PUBLIC FEEDBACK FORM

1 OVERALL:

DISLIKE & OPPOSE & REJECT THE PRESENTED COMMONS / CENTER
PROPOSAL

2 CHALLENGES

DISLIKE PUBLIC TOWN SCHOOL PROPERTY BEING USED BY PRIVATE
DEVELOPERS FOR THEIR PROFIT WITH LITTLE PROFIT FOR TOWN
WITHOUT HIGHEST BID FROM DEVELOPERS
WHEN PRIVATE COMMERCIAL PROPERTY IS AVAILABLE NEARBY FOR SAME
DEVELOPMENT
NO INFORMATION ON RESPONSIBLE PARTY TO REMEDIATE PROPERTY AFTER OR IF
FAILURE OF BUILDINGS PROPOSAL

DISLIKE THE REDUCED SIZE OF THE PUBLIC LIBRARY MOVING IT TO THE
REAR OF PROPERTY

DISLIKE THE DEMOLISHING OF COMMUNITY ASSET KENNEDY SCHOOL

3 ADDITIONAL THOUGHTS

DISLIKE THAT HANDPICKED GOOD FELLAS LOCAL DEVELOPERS HAVE
WORKED HAND & HAND WORMING THESE PROPOSALS THRU AN OVER-FRIENDLY
PLANNING BOARD & PLANNING DEPARTMENT & TOWN COUNCIL TO ENABLE THE LOST
OF VALUABLE TOWN & SCHOOL RESOURCES AND PROPERTY

DISLIKE THAT PUBLIC COMMENT ON PROPOSAL IS A MERELY A
NECESSARY EVENT BUT PLANNING BOARD & TOWN COUNCIL IS READY TO PASS
EVEN WITH MAJORITY TOWN RESIDENCE OPPOSED TO PLAN

DISLIKE THAT THE TOWN COUNCIL IS GRANTING RESTRICTIONS TO
SAME TYPE OF DEVELOPMENT ON PRIVATE EAST SIDE OF TOWN LAND AND
SECURING THAT LAND AGAINST TAX INCREASES AND DEVELOPMENT
(BUT NEED TAX FUNDS FROM COMMONS PROPOSAL)

DISLIKE THAT TOWN PROPERTY AT BERKLEY PEAKHAM IS BEING
PROTECTED FOR SENIOR CITIZEN RESIDENT HOUSING AND SENIOR CENTER

WHY NOT BUILD THE NEW SENIOR CITIZEN CENTER AND SENIOR CITIZEN RESIDENT
HOUSING WITH A NEW BETTER BIGGER PUBLIC LIBRARY AT THE MIDDLETOWN
COMMON AND BUILD THE 150 ROOM HOTEL AT BERKELEY PEAKHAM PROPERTY

NOT EVEN CONSIDERED; VIOLATE THE EAST SIDE. PLEASE THE HEART OF TOWN

WHY? BECAUSE THE PLANNING BOARD, TOWN COUNCIL ARE MORE CONCERNED
PROTECTING THEIR EAST SIDE OF TOWN PROPERTIES , RURAL LAND & HOMES

FINALLY THERE IS NO PLANS AND ACTUALLY NO LAND AVAILABLE TO BE ABLE TO
RELOCATING THE FIELDS, COURTS, KENNEDY SCHOOL, OLIPHANT SCHOOL, ITS
PLAYING FIELDS OR KIDS PARK

DISLIKE THE OVER SATURATION OF DEVELOPMENT AT THE
MIDDLETOWN COMMONS TOWN CENTER PROJECT.

ATTACHED PLEASE FIND ADDITION LETTERS & COMMENTS ON THE COMMONS AND
OLIPHANT PROPOSALS

RESPECTFULLY;

Steven C. Aten



To: Middletown Town Council
Middletown Planning Board
Middletown Town Hall
350 East Main Road
Middletown, RI 02842

5/2/20/22

From: Steven C. Aten
33 Namquid Drive
Middletown, RI 02842

Subject: Public Input Future Development
West Main Rd. / Coddington Hwy. Development Center

Position: 1. oppose overdevelopment of this 15 acres of town land
2. The town council & planning board should save, preserve and protect that area including
(please note that this entire site is serviced by public transportation)

A. The Middletown Public Library

As is or improved on this site; it is a true public treasure and asset for the town

B. The JFK elementary school

With improvements this building can continue to serve the town and community by providing educational, public meeting space, community out reach and future community needs

C. The Ballfields & recreational area

These green athletic spaces provide the only free open to public recreational area in this section of town for the citizens, children, and adults who live in this west side area of town within walking distance. (nearly all other town recreation areas are on the east side of town and require a person must drive to reach them and are not serviced by public transportation)

D. The Green Open Space

The green open space at the corner of this area will provide space for future expansion of the right turn lane onto Coddington Hwy.

It has provided space for staging of road construction equipment; has provided space for dumping excessive amounts of winter storm snow removed from the main state roads in this area and has provided space for staging of traffic control details during island cultural events. It provides a fire break between high density residential areas and provides the relief of a green space to area residents. It also was used as a " Tent City" evacuation and recovery area for people and families who lost their homes during a massive southern state hurricane and were welcome to and relocate into homes in our town to assist their recovery.

NEGATIVE IMPACT;

- 1, Harmful effect on existing traffic congestion
2. Harmful effect on existing businesses along West Main Rd,
3. Not needed

There are numerous open store fronts retail & commercial along West Main Rd not being used, unoccupied, empty! There are many properties & buildings existing on the market available in Middletown.

4. Unfair to existing businesses & taxpayers currently working & operating to be profitable to have competition from the town developing competing businesses.
5. It is wrong headed, bad policy for the town to over develop a limited asset of open space.

Let private developers negotiate with private property owners to reach private business arrangements.

Lets not enable "sweetheart deals" for private developers with precious public properties!

I strongly request rejection of the over, not necessary, development proposal of this area.

Respectfully,

Steven C. Aten

Letter slightly revised from original form 8/20/2020; sent again 2/26/22



5/2/2022

To: The Editor
Newport Daily News
PO Box 420
Newport, RI 02840

From: Steven C. Aten
33 Namquid Drive
Middletown, RI 02842
401-849-6013

Re: A vote of no confidence in the Middletown Town Council.
A vote of no confidence in the Middletown Town Planning Committee.
A vote of NO in the Middletown " Commons Center " Plan scheme

Dear Editor;

I have lost confidence in the Town Council to properly govern Middletown Town business. I am appalled by the attacks by council members on co council members, by attacks on the Middletown School Department including the Superintendent, School committee members, employees and the aggressive take over School department business. I am disturbed by the rush to "saturate development" with many proposals on West Main Rd, on the west side of town.

Especially the proposals at "Middletown Commons" and at "Oliphant School " property.

I am disturbed by

1. the rush to pave over (town property) a small park green space and recreation fields to be replaced by a private owned 150 room hotel
2. Demolish " the Kennedy School " (town school property) that is currently in use daily by the island community both by pre-school; elementary; adult educations & services and private groups as " The EBCAP East Bay Community Action Programs have applied to use school as possible "Head start preschool classes
3. Demolish " the Middletown Town Library" (town property) in order to build a smaller Town Library moved to the rear of new development and make room for private owned rental units 8 massive 3 storied residential apartment Bldgs with paved parking lots & 100s of cars.
4. Proposal on west side of town to transfer "Oliphant School" main buildings and park & playing fields (school property) to be replaced by private owned residential bldgs, parking lots & cars.

In the sales pitch the developers who stand to profit from the project describe " Middletown Common" as underused and Kennedy School as a former school. However, that is false. This area is exactly how a "common" serves the community. The smallest open passive green space highlighted by daffodils (not vacant land) is an important air cleaner grass area for people and creatures. The recreational fields and basketball courts are actively used by area & town residents. The Kennedy school is presently an active school providing secure, safe

education programs daily and there have been numerous groups interested in the building for future use.

I am concerned because these developers' proposals are advertised as a way to generate new revenues for Middletown; that this massive over-saturated building on town & school property in order to generate property taxes has a negative impact on the west side town community. I am equally concerned and appalled that a vacant private property less than 1 mile away on the east side of town on East Main Road has been protected by the Town of Middletown along with Aquidneck Land Trust to protect the land against private development freezing the property tax rate as farm land.

I am concerned as a west side resident that the Town Council, Planning Board & Zoning Board are actively engaged in aggressive over development on the west side of town and are actively aggressive protection of open space and restrictive development on the east side of town. I am concerned that attacks on the School Department and the Town council take over of school business was a set- up to prevent the objections and enable development of school property.

Furthermore none of these proposals addresses or even show the least interest in the problem of relocating anywhere in town (certainly not the west side) the lost green field space or the recreational ball fields & basketball courts or the T-Ball fields at Oliphant. The Town Council and Planning Board deny the valuable asset that "JFK" Kennedy school provides to the Aquidneck Island Community that can not be replaced. Kennedy School is a low cost asset that continues to provide essential programs now & in the future. A school asset that can not be replaced or rebuilt anywhere on the island at the low cost of future maintenance.

Yes, the library needs to be rebuilt. Indeed the library is the most important asset to our community. An alternative plan for rebuilding the library on that location is most important. however

I am sure that east side residents would rather preserve Berkley Peakham ball field and have the new Town Senior Center and new Senior Resident apartment building at Berkley Peakham. Not a 150 room hotel.

I am opposed to these proposals and insist that The Middletown Planning Department, the Planning Board and Middletown Town Council reject and cancel the " Oliphant School " and the "Middletown Common Town Center" proposals.

Respectfully

Steven C. Aten



From: [Matt Sullivan](#)
To: [Ronald Wolanski](#)
Subject: Middletown Center project reflections
Date: Thursday, May 5, 2022 5:18:08 PM

Dear Middletown Planning Board members:

I am looking forward to the discussion on the Middletown Center at your meeting on May 12th. I know how hard you all work and how dedicated you are to present the best plan possible. This will not be an easy task. There are so many ideas and opinions.


Alex Ellerman wrote a Letter to the Editor published May 5th 2022 in the Newport Daily News.

"Library should be a priority of the new center"

I agree 100%.

The Middletown Library should be the centerpiece of this new development. The new library must be bigger to accommodate individuals and families who are avid users of this great resource. The library encourages reading, imagination and creativity. The children's area should be large enough to have storytime's and special events. Stem kits, crafts, games, reading lists and homework help are all part of a great education. What a valuable resource our library is for the children of Middletown! Our library offers painting classes, fishing poles, computers, internet access, museum passes, tax help and research assistance for all ages. How grand it would be if they added cooking classes, sewing classes, and financial management for our young teens and young adults. Life skills are so very important and would bring a community together.

What are other ideas for the Middletown Center to transform West Main Road?

I envision a place where families can walk together with their babies/toddlers in strollers safely. A play area with safe playground equipment. A walking path for adults, beautiful gardens and trees, park benches, a fountain, a gathering place. A friendly coffee shop and bakery, a Trader Joe's, picnics in the park, and a gazebo for concerts. A sandwich shop with easy take home prepared meals. An ice cream/yogurt/ smoothie shop. Chowder and lobster rolls  And all in a safe walking distance.

A farmer's market year round, pickle ball courts, outdoor yoga, and an indoor area for winter activities and classes.

A new Middletown Senior Center would be a perfect addition. Affordable housing that is really affordable! (No swimming pool) A bowling alley would be wonderful!!

Please think outside the box, not big box hotels or big food chains. We have enough of those.

Something we can all be proud of, a wonderful open green space that will set us apart on Aquidneck Island.

A Middletown Center for everyone.

Thank you for your time.

Best of luck!

Teri Sullivan
23 Wyndham Hill Road
Middletown, RI 02842

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: "Middletown Center" Town Center
Date: Tuesday, May 3, 2022 4:46:19 PM

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Disagree
Why Or Why Not?	It is not designed to serve the residents of Middletown. What is the mission of Middletown? Hotels and drive thru resturants/banks? This is a vision that benefits the developers.
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	We are losing fields, green space, and being offered a smaller library. Very disappointing, seems more like a center catering to the needs of people staying in the hotel and in the few housing units.
Please Provide Your Additional Thoughts/Input About Middletown Center Here	A "Middletown Center" should be designed for the residents of Middletown. If you are collecting feedback, please utilize it. Jobs that pay a living wage are not being created though this model. Will the community center with pool be open to all Middletown residents? Look at Newport and consider the block the holds the library, the hut, the senior center, a playground and open space. It serves residents of Newport. Look at Newport's Rec Dept.. what does Middletown offer?

From: noreply@civicplus.com
To: [Ronald Wolanski; rlavoie@middletownri.com](mailto:Ronald.Wolanski;rlavoie@middletownri.com)
Subject: Online Form Submittal: Planning Department
Date: Sunday, May 8, 2022 6:40:50 PM

Planning Department

Who would you like your message to go to? Ronald M. Wolanski

Full Name Claudia Gorman

Email Address corkyhg@gmail.com

Phone Number 401-849-4256

Message Thoughts about the proposed Middletown Commons

The Merriam-Webster definition of a Commons: Chiefly New England - a tract of land owned or used jointly by the residents of a community, usually a central square or park in a city or town

The amenities that provided a substantial quality of life when we, a family of five, moved to Middletown from elsewhere in Rhode Island in the 1980's are no longer as accessible as they should be. Sharing these amenities is a worthy cause, but the price we are paying with the vigorous promotion of tourism has taken a toll on what a community should be. It is a challenge to participate in many of our local natural and cultural offerings these days.

Listening to members of the community at the April 21, 2021 Planning Board hearing regarding the proposed Middletown Commons project was enlightening. Community members gave thoughtful, constructive and informed observations and suggestions that warrant attention to satisfy community success. However, as I listened, it occurred to me that this process, as far as I can discern, has been structured to favor the developers, not the residents. The council, by seeking out developers first, has placed their priorities front and center. On line, I read postings such as "the Town of Middletown wants to hear from developers about their ideas for the West Main Road corridor", "Developer previews what's next after West Main Road development Partnership with Middletown", and "Middletown Seeking Developers to Remake West Main Road Corridor". It appears that the council surely put the cart (developers) before the horse (town residents).

Predetermined priorities from the town's people as to the use of this, and any other taxpayers' land, before seeking developers would have strengthened residential priorities and prevented

what is now a hostage situation. Currently, the chosen developers and their lawyers have the upper hand. This cannot stand if this project is for the benefit of the community.

A few other comments to consider:

Rhode Island has ranked worst in road infrastructure in several recent years studies. In addition to crumbling roadway, and runoff issues, the West Main Road corridor has been an escalating visual blight for decades.

Developers, understandably, tout demand for a hotel but I do not hear an outcry from the community and this is supposedly for the community.

Development on West Main Road has been random with no overall long-term comprehensive vision. There is no beauty driving down much of this stretch and I doubt a hulk of a hotel and a (sketched) prettified center dropped from the sky will improve matters. In fact, it will highlight the blight already there and, by the way, put there by developers. We would be best served by improving the current streetscape and buildings on West Main Road and utilizing current unoccupied and underused structures. In the age of Amazon building new retail space is a bad investment.

Consideration of our electric grid capabilities for more hotels (not homes) should be taken into account with any development going forward.

Solar panels on all adaptable structures, heat pumps, electric charge stations should be a requirement.

High-density development will increase lighting and ambient light effects must be a consideration. Not only are we seeing less and less of our coastal areas due to hotels and the like, we are seeing less and less of a true night sky.

A library is the lifeblood of any community and should be front and center, with a predominant and prominent visual stature. Community service offerings and expansion should be incorporated into any rehabilitation of such.

Lastly, does every developer have to salivate and see dollar signs when passing a parcel not completely paved over and covered in brick and mortar?

Open space! Open space! Open space! Now a precious commodity on Aquidneck Island, vistas and open lands must continue to be protected. Forested areas clean our air. The more land development, the fewer trees to clean our air. This is a

From: [Francis Spinella](#)
To: [Ronald Wolanski](#)
Cc: [Shawn J. Brown](#)
Subject: Re: Middletown Commons housing proposal
Date: Thursday, May 12, 2022 2:20:22 PM
Attachments: [image001.png](#)

I have been following the process. From the affordable housing perspective my comments from 4/21 remain as the affordable housing consultant to the town. I do want to be a little more specific though.

A Comprehensive Permit application requires 25% of the residential units be affordable. I would recommend that at least 25% of any units built be affordable. We can discuss levels of affordability, but that should be the minimum requirement.

Additionally, a suite style hotel, geared to longer stays or families will assist in the short term rental discussion. My thinking is that if there is more availability for vacation options, the rental market may be freed a bit for residents of and workers in Middletown.

On a personal note as a resident, I would love to see a more creative design with additional open space where the common elements (library, green space) are the centerpiece of the "Commons". Thanks for allowing me to weigh in. F

Francis J. Spinella
FJS Associates, LTD.
79 Peckham Lane
Middletown, RI 02842
o. 401.848.5470
m. 401.499.7300
f. 401.848.5471

On Thu, Apr 21, 2022 at 12:16 PM Ronald Wolanski <rwolanski@middletownri.com> wrote:

Thanks. I'll forward your comments to the board and developers.

Ron Wolanski, AICP

Town Planner

Town of Middletown

350 East Main Rd.

Middletown, RI 02842

(401) 849-4027

rwolanski@middletownri.com



From: Francis Spinella <frank@fjsltd.com>
Sent: Thursday, April 21, 2022 10:05 AM
To: Ronald Wolanski <rwolanski@middletownri.com>
Cc: Shawn J. Brown <sbrown@middletownri.com>
Subject: Re: Middletown Commons housing proposal

Good morning. I know the meeting is this evening. I only have three comments. Obviously from my perspective, there should be a larger percentage of affordable housing. Secondly, it seems there is very limited community/green space. If these two items can be addressed, I think the plan works. Lastly, as far as the hotel goes, if there are more hotel options, there might not be as great a need for short term rentals.

I will try to be there, but have a conflict I am trying to move. F

Francis J. Spinella

FJS Associates, LTD.

79 Peckham Lane

Middletown, RI 02842

o. 401.848.5470

m. 401.499.7300

f. 401.848.5471

On Fri, Mar 25, 2022 at 12:58 PM Frank Spinella <frank@fjsltd.com> wrote:

Thanks Ron. I will take a look. F

Francis J. Spinella

FJS Associates,Ltd

79 Peckham Lane

Middletown RI 02842

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m.401.499.7300

f. 401.848.5471

On Mar 25, 2022, at 8:36 AM, Ronald Wolanski
<rwolanski@middletownri.com> wrote:

Hi Frank,

You may have already heard from Shawn on this, but we would like you to review and comment on the housing component of the concept plan presented for Middletown Commons. Information I have received is available here: <https://middletownri.com/773/Middletown-Commons-West-MainCoddington-D>

The Planning Board public workshop is scheduled for April 21st. It would be helpful if we could get your comments before then. Let me know of any questions.

Thanks!

Ron Wolanski, AICP

Town Planner

Town of Middletown, RI

(401) 849-4027

From: [Melissa Welch](#)
To: [Ronald Wolanski](#)
Cc: [Terri Flynn](#); [Tom Welch](#); [Shawn J. Brown](#)
Subject: Comments on Middletown Center
Date: Thursday, May 12, 2022 11:31:27 AM

Hi, Ron –

I have submitted abbreviated comments on the Middletown Center project via the online form, but it doesn't allow much space, so I hope you don't mind me sending additional comments to you. Please share further as warranted.

1. I support the proposed development of Middletown Center because it presents a sensible combination of commercial, residential, and municipal properties in a location that is well-suited to mixed use. It holds the potential to revitalize this section of Middletown by increasing housing stock, providing opportunities for local businesses, upgrading resources for the community, and improving links between Middletown and Newport along the western side of the island, particularly by connecting to the new bike path along Connell Highway and eventually into downtown Newport.
2. Given the concerns raised at the public session, clearly more needs to be done to gain public support for the project. I believe the Town can do more to promote the project by highlighting the positive aspects of the development and emphasizing the opportunities to make adjustments to address community concerns. While the online form was a step in the right direction, it did not allow sufficient space for substantive comment. I therefore respectfully submit the following suggestions:
 - a. **Library/Community Center:** Highlight the fact that it is up to the Town to determine what the library/community center will look like; emphasize that the current configuration is only a placeholder, and that the 10K sq ft building shown on the plan could be doubled if we decide to build a two-story building. The main floor of the building could be community space, with the upper floors reserved for more traditional library space. Consider repositioning the building so it abuts the open space shown in the design and add a terrace to connect the building to the grass. This would increase the usefulness of the area exponentially by allowing events (such as the farmers' market) to extend from the building onto the open space.
 - b. **Open Space:** Town Attorney Peter Regan mentioned something (during the public session) about the potential for the Town to use the open space to the west of the library area, not currently part of the plan, for recreational purposes. We need to hear more about that. If this area could be made available to the Town, even if only as open space, that could significantly enhance the public value of this project. It would also argue for keeping the library where it is currently located in the plan to maximize the use of the open space in that corner of the property.
 - c. **Hotel:** Many concerns have been raised about the hotel – whether it should be placed in such a prominent position on the property, whether we even need another hotel, etc. While I defer to the developers to make the case from a business perspective, I have definitely seen a need for more hotel space, particularly longer-term suites.

While I was teaching at the Naval War College, many students could only find rental housing Sep-May, because the housing was used as short-term rentals during the summer at much higher rates. The NWC academic year starts in late July and runs to the middle of June, so students often end up in hotels for several weeks or months, and because they can't find space on the island, they end up as far away as Warwick or Providence. The location of the hotel at Middletown Center is ideal for NWC students and others attending conferences and war games on the Navy base, and would encourage them to spend their per diem dollars in Middletown. As for the position of the hotel, it makes sense to keep it located at this busy intersection and keep the library/community center in a quieter corner of the development linked to open space, as mentioned above.

- d. **Monuments/Symbols:** Consider carving out the corner of the property at West Main and Connell Highway as part of the municipal space to ensure that the Town gets to decide how this prominent location is used. Perhaps erect a monument that is symbolic of Middletown (a windmill?) and/or a memorial space, along with an information kiosk with a map of the town and tourist info – something that is sadly lacking in the town and could be a boon for attracting visitors en route to Newport. This would also help identify the space as Middletown, rather than just as a commercial center.
- e. **Community Subcommittee:** I recommend that the Planning Board form a subcommittee to develop ideas for the library/community center, the monument area, and any other municipal space. We've heard from a lot of concerned citizens – why not invite them to be part of the process?

Thank you for the opportunity to comment.

Sincerely,

Melissa Welch

535 Wolcott Avenue, Middletown

Done

Middletown Center PB Presentation 4-21-2022.pdf



BUILDING TYPES AND SQUARE FOOTAGE

- MIX USE: RETAIL/RESTAURANTS GROUND LEVEL W/ 2 DRIVE THRU UNITS FOR A RESTAURANT (2-3 STORES TALL, 31,600 SF PER STORY) (2.75 ACRES)
- RESIDENTIAL USE (15) 3 BEDROOM UNITS (75) 2 BEDROOM UNITS (47,000 SF PER STORY) (80) 1 BEDROOM UNITS (5.31 ACRES)
- HOTEL (144 ROOMS, 4 STORES TALL) (22,000 SF PER STORY) (3.09 ACRES)
- VARIOUS USES (SEE BELOW)
 - A LIBRARY (10,000 SF, 1 STORY) (1.02 ACRES)
 - B APARTMENT LEASING CENTER (W/ POOL) (6,000 SF, 1 STORY)
 - C PUBLIC BUS STOP

LAND USE

- 15.11 TOTAL ACRES
- D COMMON GREEN SPACE (W/ HALF SHELL) (10 ACRES+)
- E EXPANDED DOG PARK
- F OUTDOOR COURT W/ TABLES, CHAIRS & FOUNTAIN/ART
- G HISTORIC MONUMENT/MEMORIAL WALL
- H VARIOUS WATER FEATURES
- I 10' WIDE BIKE PATH (2400+ FT LENGTH)

PARKING SPACES

- HOTEL (1 PER ROOM +5 REQUIRED) =149 SPACES
- RETAIL/RESTAURANTS (3 PER 1000SF) =164 SPACES
- RESIDENTIAL (1-2 PER UNIT) =280 SPACES
- LIBRARY (1 PER 400SF) =30 SPACES
- APT. LEASING CENTER (3 PER 1000SF) =18 SPACES
- ADDITIONAL COMMON PARKING =47 SPACES
- LOADING ZONES =5 SPACES

PROVIDED

STREETS

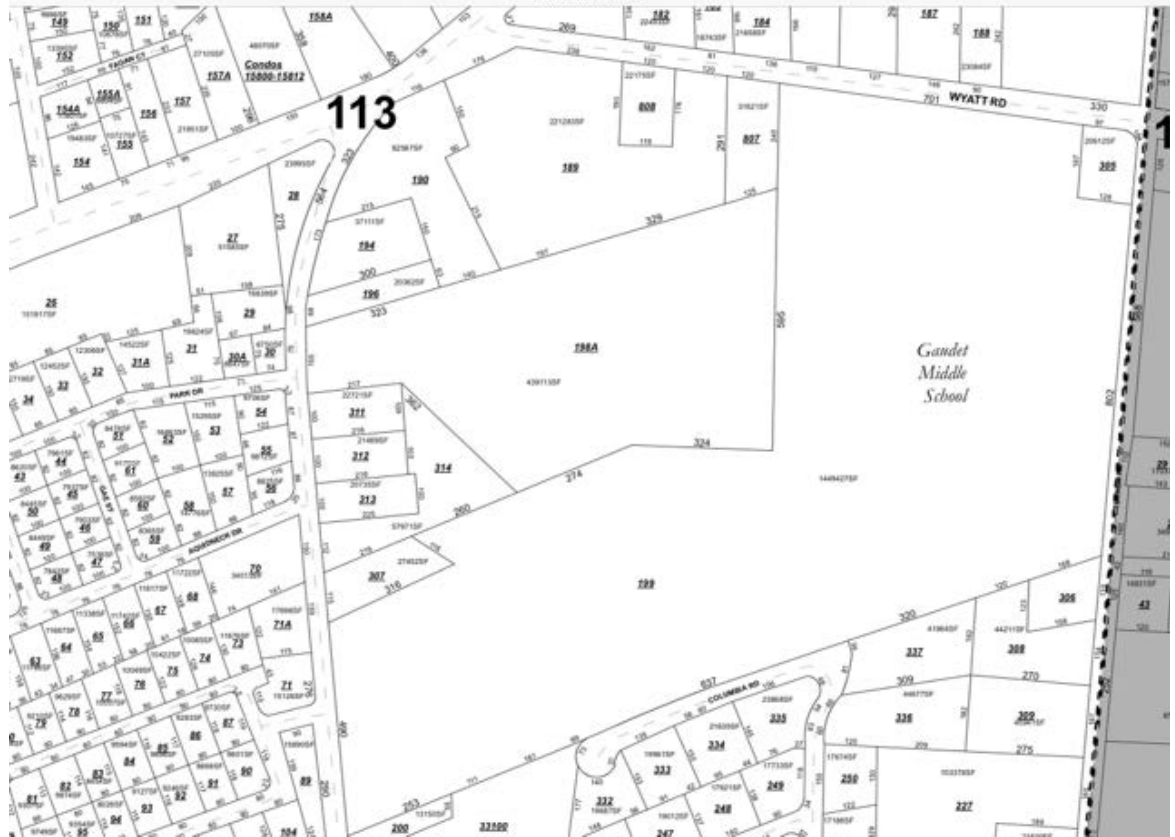
- 2-WAY TRAFFIC ON ALL STREETS
- 12' WIDE LANES
- PARALLEL PARKING SPACES 10' x 20'

SIDEWALKS

- 10' - 15' WIDE BUILDING FRONTAGE
- 8' - 8' WIDE MINIMUM AROUND BUILDINGS AND IN GREEN AREAS



Financial Benefits for the Town



Sent from my iPad

From: noreply@civicplus.com
To: [Ronald Wolanski](#)
Subject: Online Form Submittal: "Middletown Center" Town Center
Date: Thursday, May 12, 2022 7:30:48 AM

"Middletown Center" Town Center

First Name	[REDACTED]
Last Name	[REDACTED]
Address	[REDACTED]
City	Middletown
State	RI
Zip Code	02842
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>
Email Address	[REDACTED]
Overall, I like the Middletown Center plan.	Disagree
Why Or Why Not?	Should be used for affordable housing
Looking at Middletown Center, I don't foresee any challenges.	Disagree
Why Or Why Not?	Are tax gains guaranteed with concrete data or assumptions?
Please Provide Your Additional Thoughts/Input About Middletown Center Here	With the supposed requirement for affordable housing this is the most suitable area in Middletown. A large enough area to most likely cover housing needs for entire town vs multiple locations throughout. There are multiple housing complexes in this area so it will fit in better than smaller residential neighborhoods. This location offers public transportation to shopping centers hospital, etc., as others do not, plus amenities available within in walking distance.

Email not displaying correctly? [View it in your browser.](#)