



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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

Notice of Planning Board Decision

To: APPLICANT
From: Paul A. Croce, Chairman
Middletown Planning Board
Date: July 15, 2022
Re: Request of St. George's School for Development Plan Review and request for waivers from certain provisions of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land for construction of a wellness center addition to the existing fieldhouse building on property located at 372 Purgatory Road, Tax Assessors Plat 121SW Lots 39

During its meeting of July 13, 2022, the Planning Board considered the above referenced application. At the conclusion of the public hearing a motion was made and duly seconded and voted 6-1-0, with Mr. Weber voting in opposition, to approve the Development Plan Review application. The plans subject to this review and recommendation include the following:

- Site plans prepared by Vanasse Hangen Brustlin, Inc., revised May 17, 2022
- Building elevations provided Voith & Mactavish Architects, LLP, dated March 11, 2022

The DPR approval is subject to the following condition of approval:

1. Prior to issuance of building permits, necessary maintenance on the existing stormwater management system shall be performed, subject to the approval of the Town Engineer.

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

1. 521.1.E.3 Trash receptacles shall be appropriately sized and located. Trash receptacles shall have decorative designs compatible with the overall design theme for the development. **Outdoor trash receptacles are not proposed as part of this project.**
2. 521.2.B.2 Where consistent with building design, true or simulated divided light windows. **Proposed windows are not true or simulated divided light.**
3. 521.2.C Building exteriors and roofs constructed of traditional materials such as wooden clapboards, shingles, patterned shingles, brick or stone (synthetic materials require Planning Board approval). **Concrete block, CMU veneer, and sheet metal facia are proposed exterior building/siding materials.**
4. 521.2.D Traditional roof form (hip, gambrel, gable) with min. 4:12 pitch. **The design does not meet this requirement.**

Findings made:

1. The granting of approval will not result in conditions inimical to the public health, safety and welfare;
2. The granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district;
3. The plans for such project comply with all the requirements of this chapter and the Regulations, or that necessary waivers from the requirements of the Regulations have been granted;
4. The plans for such project are consistent with the Comprehensive Plan; and
5. Any conditions or restrictions that are necessary to ensure that these guidelines have been met have been incorporated into the written approval or recommendation.



Paul A. Croce, Chairman
Middletown Planning Board

cc. / Town Clerk
Building/Zoning Official

RECORDED: Jul 19, 2022 09:51A
DOC #: 00001698
RECEIPT #: 64641
WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI