

DEVELOPMENT IMPACT STATEMENT

Application of GR Middletown Land, LLC
Washville Car Wash
991 and 995 West Main Road
Plat 106, Lots 115 and 116
Proposed carwash commercial development

- A) Traffic and parking conditions on site and within the surrounding area: Please refer to the traffic impact study prepared by Beta Engineering dated April 2022. The project has also received a Physical Alteration Permit from RIDOT dated August 29, 2022 submitted with the application.
- B) Municipal utilities and services, including water supply, sewage disposal, storm drains, police, fire protection, emergency services, schools and other town services:
- a. Utilities.
 - i. Water. The project is expected to have a similar impact on water and sewer as the previously approved car wash facility. Unlike the previously approved facility, this car wash utilizes a water reclamation system which treats and reuses water.
 - ii. Sewer. Public sewer is available. The project will connect to the public sewer system. DPW has reviewed the proposed plans.
 - iii. Electric Service. National Grid provides overhead electrical services along the adjacent roadway. The project proposes to draw electrical and communication services from an existing pole. Underground services will be run to the structure. The proposed service is subject to design and review by National Grid. All construction and design will be in accordance with the National Grid Rules and Regulations.
 - iv. Gas Service. A connection to the gas main in West Main Road is proposed. All construction and design will be in accordance with the National Grid Rules and Regulations.
 - b. Storm Drains. Please refer to the stormwater management report of Sevan Engineering, Inc. submitted with the application.
 - c. Emergency Services. Not significant impact is expected.
 - d. Fire Protection. The building will be in accordance with existing code requirements.
 - e. Schools. No impact
- C) Environmental Conditions/Impact. No negative impact is expected. The Rhode Island Department of Environmental Management Office of Water Resources reviewed the application for compliance with the RIDEM Stormwater Management, Design and Installation Rules and the Rhode Island Pollutant Discharge Elimination System Construction General Permit. RIDEM issued a Permit Modification dated September 22, 2022 which has been submitted with the application.

D) Community Character.

- a. Scenic. The property is located in a developed urban area with a history of similar development, the properties do not have scenic value.
- b. Archaeological Conditions. There are no special or unique archaeological conditions on the site. If any archaeological artifacts or remains are found during construction, work will stop immediately and a historic/archaeological expert will be consulted to determine the significance of the find. The archaeological remains, if they are found to be significant, will be preserved based on the Town and expert's recommendation and/or opinion.
- c. Scale. The scale of the proposed structures will not exceed the development standards for this zoning district and will be comparable to that of nearby commercial properties.
- d. Placement. The placement of all proposed structures will meet all setback requirements of Middletown. Screening and general appearance were also considered during development so as to have minimal impact to abutters and traffic flow.
- e. Lighting. Site lighting will include canopy lighting and pole mounted lights for parking and drive through aisles. All exterior lighting will be LED. A lighting plan is provided.
- f. Use of Open Space. There is no open space component associated with the proposed use.
- g. Abutting Properties and Property Value. This development will have no detrimental effects on abutting property values since abutting properties are of similar types of land use.