



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: November 14, 2022

Re: Application of GRJ Middletown, LLC for Development Plan Review for a project that includes demolition of a portion of an existing mixed commercial building and associated site work, and including requests for waivers from certain provisions of the commercial development design standards contained in Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 425 East Main Road, Assessor's Plat 113, Lot 26.

During its meeting of November 9, 2022, the Planning Board considered the above referenced application. At the conclusion of the public hearing, the Board voted 6-0-0 to approve the application as presented. The plans subject to this review and recommendation include the following:

- Building elevations, site plan and renderings by: A4 Architecture & Planning, dated 10/11/2022
- Landscaping plan by Charles Earl Landscape Architecture, dated 10/11/2022.

Waivers granted:

1. **Section 521.1.B.1** – Parking to be located to side or rear of buildings. **Proposed parking does not comply. This is an existing site condition due to location of the existing building, which will be retained.**
2. **Section 521.1.B.2** – Parking to be separated into lots of not more than 50 spaces each, with lots separated by landscaped strip at least 10 feet wide. **Proposed modified parking does not comply.**
3. **Section 521.2.C** – Building exteriors and roofs must be constructed of traditional materials such as wooden clapboards, shingles, patterned shingles, brick or stone. **The applicant has indicated that the use of vinyl siding and brick veneer is proposed to match the existing building siding.**
4. **Section 521.3.F. 2** – Parking lot trees. **Proposed parking lot trees do not satisfy the number of trees required in the project area. 1 tree per 5 parking spaces required**

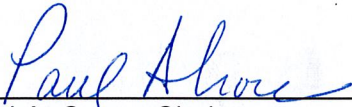
This approval is subject to the following conditions:

1. Prior to permitting the applicant shall confirm adequate access to the building for emergency vehicles, subject to the approval of the Fire Chief.
2. Prior to permitting, any comments from the Tree Commission resulting from its review of the landscape plan and the landscape maintenance plan shall be addressed.

Findings made:

During discussion on the motion to approve, board members indicated that the applicant had satisfactorily addressed the following required findings of fact:

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: Nov 16, 2022 02:05P
DOC #: 00002492
RECEIPT #: 65579
WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI