



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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

Final Plan Approval

To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: January 9, 2023

Re: Request of Mesolella Development Corp. for Final Plan approval for a comprehensive permit application submitted pursuant to Middletown Zoning Code, Article 17, *Low and Moderate Income Housing – Comprehensive Permit*, for construction of a new residential/commercial Mixed-use Development Project located at 1747 West Main Rd. Assessor's Plat 111, Lots 8 and 9.

I am hereby notifying the Planning Board that the final plan for the above referenced development project is approved in accordance with Rhode Island General Laws (RIGL) Sections 45-53-4(a)(4)(iv) and 45-23-43.(b). The application was certified complete on January 9, 2023. The following conditions of the Preliminary Plan approval remain in effect, and if not already satisfied, must be satisfactorily addressed prior to the issuance of building permits:

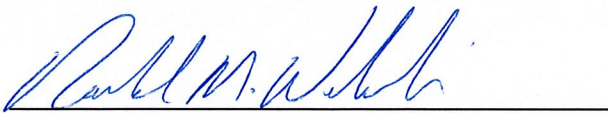
1. A minimum of 51 units of low & moderate income housing, as defined in the state affordable housing statute section 45-53-3, shall be provided as part of phase 1 of the development. At least 12 additional units of low & moderate income housing shall be provided as part of phase 2.
2. Prior to permitting, the developer must provide documentation to the Town to demonstrate compliance with RIDEM remediation requirements and any other requirements relative to the current environmental land use restriction (ELUR) on the property.
3. Ongoing inspections and maintenance of the stormwater management system shall be conducted in accordance with the approved operations & maintenance plan. A stormwater facilities maintenance easement, subject to the approval of the Town Solicitor, shall be recorded which will obligate the owner to properly maintain the stormwater system, and provide for, but not obligate the Town to access the easement area to perform necessary maintenance at the owner's expense, should the owner fail to do so.
4. Prior to permitting, the Applicant shall submit a revised landscape plan addressing requests of the Middletown Tree Commission discussed with the Applicant during its August 25, 2022, meeting, subject to review and approval by the Town Planner and Tree Commission Chair.

5. Prior to permitting, the Applicant's Traffic Impact Study report shall be revised to address the comments of Crossman Engineering as contained in the letter from Elizabeth McChesney, dated August 17, 2022.
6. Prior to permitting, the following outstanding comments by Crossman Engineering regarding stormwater management, as listed in Pare Engineering's response to comments memo dated August 22, 2022 (attached) shall be addressed, subject to approval of the Town Engineer:
 - a. Comment #3 – regarding pipe size needed to convey discharge from the 100-yr storm.
 - b. Comment #5 – regarding revision to the operations & maintenance plan to address necessary forebay maintenance.
 - c. Comment #7 – regarding providing cross section details for bioretention areas.
 - d. Comment #15 – regarding revision to the downspout so it matches the plans. Building Official to confirm locations prior to issuing building permit.
7. At building permit stage, the applicant shall demonstrate that roof runoff is routed as depicted on the approved stormwater management plan.
8. Applicant shall approach RIDOT regarding access and egress alterations and traffic signal suggestions.

The approved plans include the following:

- Site plan set by PARE Corporation, dated January 4, 2023
- Architectural plan set by Branch Architects, dated May 19, 2022
- Landscape Plan by Diane C. Soule & Associates, dated April 8, 2022

The approved plans and required easement(s) and other legal documents must be recorded in the town Land Evidence Records within one year of the date of approval, or January 9, 2024.



Ronald M. Wolanski, AICP
Town Planner/Administrative Officer

Cc: ✓Town Clerk
Applicant

RECORDED: Jan 09, 2023 03:20P
DOC #: 00000068
RECEIPT #: 65891
WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI