



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: March 10, 2023

Re: Application for Development Plan Review by GR Middletown Land LLC for a proposed carwash commercial development 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 991 and 995 West Main Road, Assessor's Plat 106, Lots 115 and 116 and access driveways over a portion of property owned by Middletown Associates located at 969 West Main Road, Assessor's Plat 106, Lot 142 pursuant to deeded rights of access.

During its meeting of March 8, 2023, the Planning Board considered the above referenced application. At the conclusion of the public hearing, the Board voted 7-0-0 to approve the application, including the requested waivers. The plans subject to this review and recommendation include the following:

- Site plans prepared by Sevan Engineering, dated revised 2/14/2023.
- Building elevations by: Cordtsen Design Architecture, dated 11/22/2022;
- Landscaping plan by GPI Engineering, dated revised 2/15/2023.

The approval is subject to the following conditions of approval:

1. Prior to permitting, the applicant shall merge Plat 106 Lot 115 and Lot 116 together through an administrative subdivision.
2. Prior to permitting, the applicant will satisfactorily address all comments from Crossman Engineering, dated December 1, 2022 (attached) subject to approval of the Town Engineer.
3. Prior to permitting, the lighting plan shall demonstrate compliance with the requirements of Zoning Ordinance Article 27B – Outdoor Lighting.
4. Prior to permitting, the applicant shall provide the calculation demonstrating compliance with the requirement that windows make up 20% - 60% of each façade visible from the public street.
5. Prior to permitting, the applicant shall address comments from the Tree Commission dated February 27, 2023 and February 28, 2023(attached), including replacement of proposed arborvitae screening with a species less susceptible to deer damage, and introduction of additional plantings near the rear property line to avoid creating a landscape monoculture.
6. Prior to permitting the landscape plan shall be revised to indicate the required parking lot trees and street trees shown on the plan will comply with the required minimum 4-inch caliper size.

Waivers from the commercial development design standards of Section 521 of the *Middletown Rules and Regulations Regarding the Subdivision and Development of Land* that the Planning Board recommends be granted are as follows:

1. **Section 521.1.B.1** – Parking to be located to side or rear of buildings. **Proposed parking does not comply.**
2. **Section 521.2.C** – Building exteriors and roofs shall be constructed of, or resemble, traditional materials such as wooden clapboards, shingles, patterned shingles, brick, or stone. **Building exteriors using fiber cement siding and other synthetic materials.**
3. **Section 521.3.D.1** – A landscaped buffer at least 10' is provide along all property lines. **Not provided for southerly property line.**
4. **Section 521.3.D.3** – A landscaped buffer of at least ten (10) feet wide shall be provided between buildings and parking lots/driveways. The buffer shall be defined by curbing, and may include sidewalks, but must include a minimum five (5) foot planting strip. **A minimum 5-foot planting strip between building and parking lot is not provided.**

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

From: [Karen Day](#)
To: [Ronald Wolanski](#); [Paul Croce](#)
Cc: [Karen Day](#); [Bill Di Marco](#); [Bob Johnson](#); [Alan Kirby](#); [Karen Barbera](#); [BJ Northup-Owen](#); [Chuck DiTucci](#)
Subject: Review of Landscape Plans for Amended Washville Carwash (#3), Jonnycake Hill Road commercial building, Self-storage building Valley Road
Date: Monday, February 27, 2023 12:10:39 PM

Good morning gentlemen,

The Tree Commission met on February 23rd and reviewed the 3 landscape plans presented.

1. A third revised plan for the Washville Carwash was reviewed.. We had previously reviewed plans developed on 3/22/22, 11/21/22, and now 2/15/22. We have 2 concerns.

- In the 2 previous plans presented, there are 4 acer rubrums with additional understory plantings along the back property line. We supported this plan. The most recent plans presented (2/15/23) now show these trees and understory plantings removed and replaced with arborvitae. We have serious concerns about the potential for deer damage at that location and also with the creation of a monoculture which is not in line with best practice.
- After our review of the 11/21/22 plans we mentioned we would like to see a more staggered pattern of planting to create a more natural aesthetic. We received an email from the developer saying this would be done. The new staggered planting pattern is not reflected in the 2/15/23 plans.

We are seeking clarification as to why the acer rubrums and other plantings were removed and replaced with arborvitae and if the plantings will be staggered.

2. A plan for an additional building at 72 Jonnycake Hill Road was reviewed. As the existing vegetation is remaining and arborvitae plantings are to be added, we have no concerns except for the use of "Little bunny" fountain grass in a commercial setting. The landscapers on our Commission feel it is not long lived and may struggle and suggest perhaps seslaria autumnalis as a possible alternative.

3. A plan for the self-storage development on Valley Road was reviewed. Our chief concern is the use of a large number of arborvitae along the property line with the Police Station. This area is a common area for deer and these plantings are prone to deer damage. Also, the creation of a monoculture is a concern. We repeat our suggestion on the use of 'Little bunny' fountain grass in a commercial area.

Thank you for all you do.

Karen

From: [Karen Day](#)
To: [Alan Kirby](#); [Paul A Croce](#)
Cc: [Ronald Wolanski](#); [Bill Di Marco](#); [Bob Johnson](#); [Karen Barbera](#); [BJ Cisco Owen](#); [Chuck DiTucci](#)
Subject: Re: Review of Landscape Plans for Amended Washville Carwash (#3), Jonnycake Hill Road commercial building, Self-storage building Valley Road
Date: Tuesday, February 28, 2023 11:19:52 PM

Hi Paul,

What Alan said! . We are afraid of arborvitae in an area with deer and that area has a significant deer population. The 'Little bunny' fountain grass is a concern because they are short lived and difficult in a commercial area where they may not get close attention.

Sorry about the confusion! Hope this is clearer.

Karen

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, February 28, 2023, 8:38 PM, Alan Kirby <kirbhort@aol.com> wrote:

An upright juniper like a chinensis or scopulorum variety would be more deer resistant than arborvitae.
The comment on the "Little Bunny" meant to replace it with Sesleria autumnalis.

Alan

On Tuesday, February 28, 2023 at 05:57:49 PM EST, Paul A Croce <fijimail@cox.net> wrote:

Thank you, Karen, for these comments on your reviews. With respect to the comments on the Valley Road self-storage facility, did you mean that the "Little Bunny" fountain grass should be considered instead of the arborvitae, or in addition to the arborvitae? Did you make suggestions to the project team on how to eliminate the monoculture?

Paul

On Feb 27, 2023, at 12:10 PM, Karen Day <ride_1189@yahoo.com> wrote:

Good morning gentlemen,

The Tree Commission met on February 23rd and reviewed the 3 landscape plans presented.

1. A third revised plan for the Washville Carwash was reviewed.. We had previously reviewed plans developed on 3/22/22, 11/21/22, and now 2/15/22.

From: [Steven Cabral](#)
To: [Ronald Wolanski](#); [Warren Hall](#)
Subject: FW: Car Wash 991-995 West Main
Date: Thursday, February 16, 2023 11:50:45 AM
Attachments: [image001.png](#)

Ron/Warren, At a quick look, below are the previous comments that were sent. Did the engineer provide a response to comments? Steve

From: Warren Hall <whall@middletownri.com>
Sent: Thursday, December 1, 2022 11:53 AM
To: Steven Cabral <steven.cabral@crossmaneng.com>
Subject: Re: Car Wash 991-995 West Main

Steve,
Yes, that is all I need for today.
I will be in touch
Thank You,
Warren

From: Steven Cabral <steven.cabral@crossmaneng.com>
Sent: Thursday, December 1, 2022 10:04 AM
To: Warren Hall <whall@middletownri.com>
Subject: RE: Car Wash 991-995 West Main

Morning Warren,

A few items jump out:

- The Town's GIS shows that a portion of the land behind the carwash lot drains into this site but it is not accounted for in the calcs. Their watershed limits are the property lines.
- The proposed grading at the rear right appears to direct flow that currently drains through the site towards the abutter on the right side. The flow may or may not be small but they should quantify it.
- The sand filter detail shows a 4 inch drain outlet but the calcs use a 3 inch outlet.
- The sand filter detail should call out the orifice sizes and wrap the pipe in fabric. The PDF was fuzzy, so I could not tell if they did. For the sand filter outlet, normally we would run flow through the sand, then the multiple orifices and then the underlying pipe to confirm which restricts the flow the most. They only analyzed the underlying pipe (but a pipe size that doesn't match the details)
- I did not see the soil evaluations used to document seasonal high groundwater levels. Soil borings were provided but I did not see the soil evals.
- The calcs did not include the 100 year pipe to pipe calculations. This should be provided to show that runoff can reach the underground system.
- They are seeking a waiver from the recharge standard. They should consider piping the rooftop into an underground system to provide recharge. Also, with the fill in the front, they

could consider extending the sand filter layer down to the Seasonal high water level to promote infiltration.

- If they didn't, they should submit an O&M Manual.

For today, is the above sufficient? I'll be back at the office in a few hours and could copy it into a brief memo if you prefer.

Steve

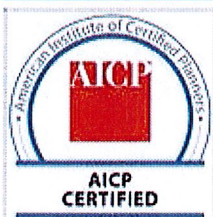
From: Warren Hall <whall@middletownri.com>
Sent: Thursday, December 1, 2022 8:20 AM
To: Ronald Wolanski <rwolanski@middletownri.com>; Steven Cabral <steven.cabral@crossmaneng.com>
Subject: Re: Car Wash 991-995 West Main

Thank You Ron,

From: Ronald Wolanski <rwolanski@middletownri.com>
Sent: Thursday, December 1, 2022 8:11 AM
To: Warren Hall <whall@middletownri.com>; Steven Cabral <steven.cabral@crossmaneng.com>
Subject: RE: Car Wash 991-995 West Main

See attached.

Ron Wolanski, AICP
Town Planner
Town of Middletown
350 East Main Rd.
Middletown, RI 02842
(401) 849-4027
rwolanski@middletownri.com



RECORDED: Mar 13, 2023 12:55P
DOC #: 00000318
RECEIPT #: 66242
WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI

From: Warren Hall <whall@middletownri.com>
Sent: Thursday, December 1, 2022 7:58 AM
To: Steven Cabral <steven.cabral@crossmaneng.com>