



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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

To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: May 1, 2023

Re: **Public Hearing** -Request of John Clarke Retirement Center for waiver provisions of section 521 Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land to allow use of vinyl siding on a building located at 600 Valley Rd., Plat 114, Lot 248A.

The applicant is proposing new siding on an existing commercial building. Use of vinyl siding to replace existing vinyl siding on the building is proposed. Please see the attached information provided by the owner.

Requested Waiver:

The applicant is requesting the following waiver from the Commercial Development Design Standards of Article 5 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land:

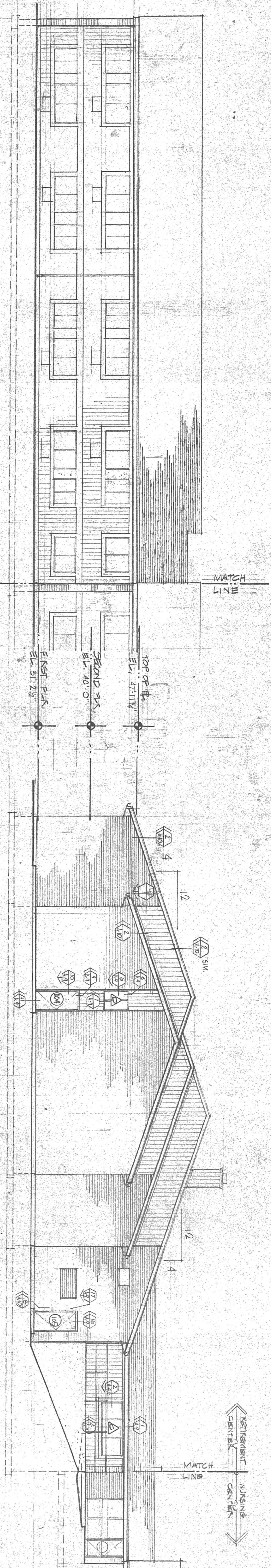
1. Section 521.2.C.1 – Materials: The applicant is requesting the use of non-traditional siding materials. The project does not meet the requirement for use of traditional materials such as wooden clapboards, shingles, patterned shingles, brick, or stone.

No zoning relief is required. The application does not meet the thresholds to trigger full Development Plan Review. As such, the Planning Board must consider the waiver request only, and make a decision to approve, approve with conditions, or deny the waiver request.

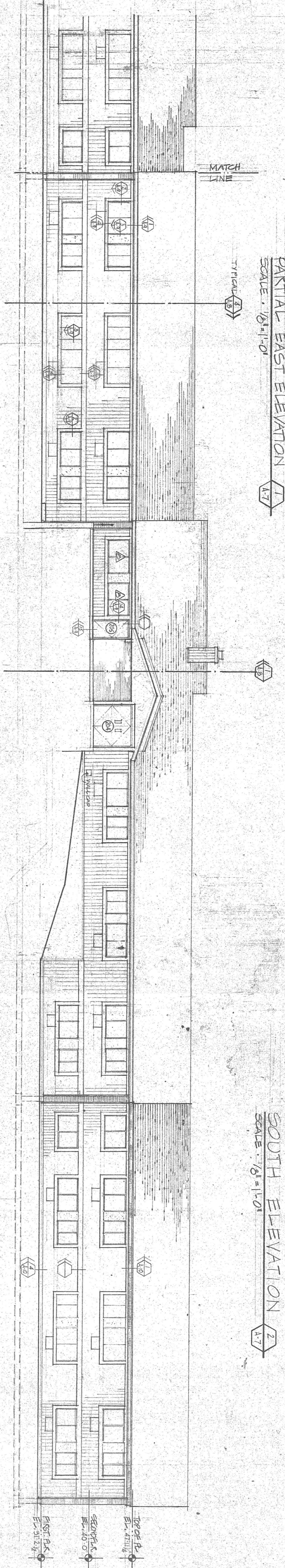
Waivers may be considered in accordance with section 908 of the subdivision regulations where; the literal enforcement of one or more provisions of the regulations is impracticable and will exact undue hardship; because of the peculiar conditions pertaining to the land in question; or where such waiver and/or modification is in the best interest of good planning practice and/or design, as evidenced by consistency with the municipality's comprehensive plan and Zoning Ordinance.

Please contact me with any questions regarding this matter.

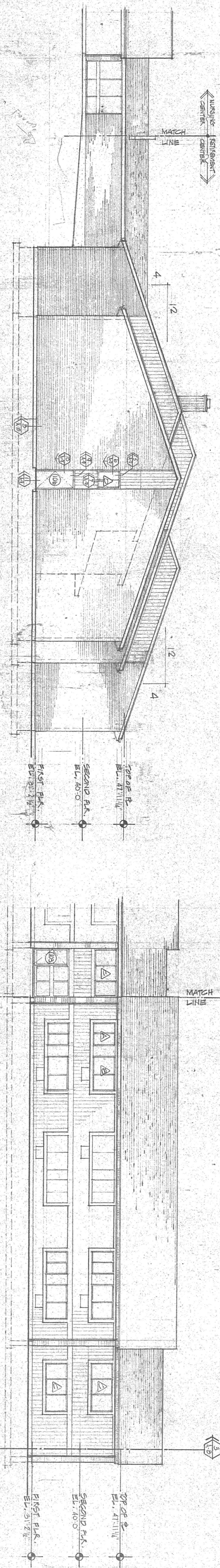
CC: Applicant



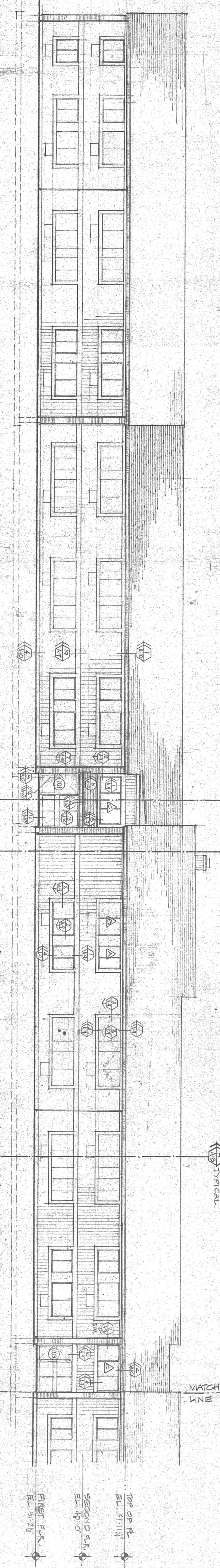
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



PARTIAL EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



PARTIAL WEST ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS

THE ROBINSON GREEN BERETTA CORPORATION
2 JOHN STREET PROVIDENCE, RHODE ISLAND 02906 401-272-1730
ARCHITECTURE PLANNING ENVIRONMENT DESIGN DEVELOPMENT

JOHN CLARKE
RETIREMENT CENTER
MIDDLETOWN

DWGN BY:
CKD BY:
JOB NO. 2280
ISSUED:

SHEET CONTENTS
A-7
SHEET OF

NOTE
FOR CONTINUATION OF UTILITIES
SEE SHEET C

12" G. TAPPING SLEEVE & VALVE W/ BOX

RELOCATE HYDRANT - SEE PLUMBING DRAWING P-4 FOR TYP. INSTALLATION

12" G. TAPPING SLEEVE & VALVE W/ BOX

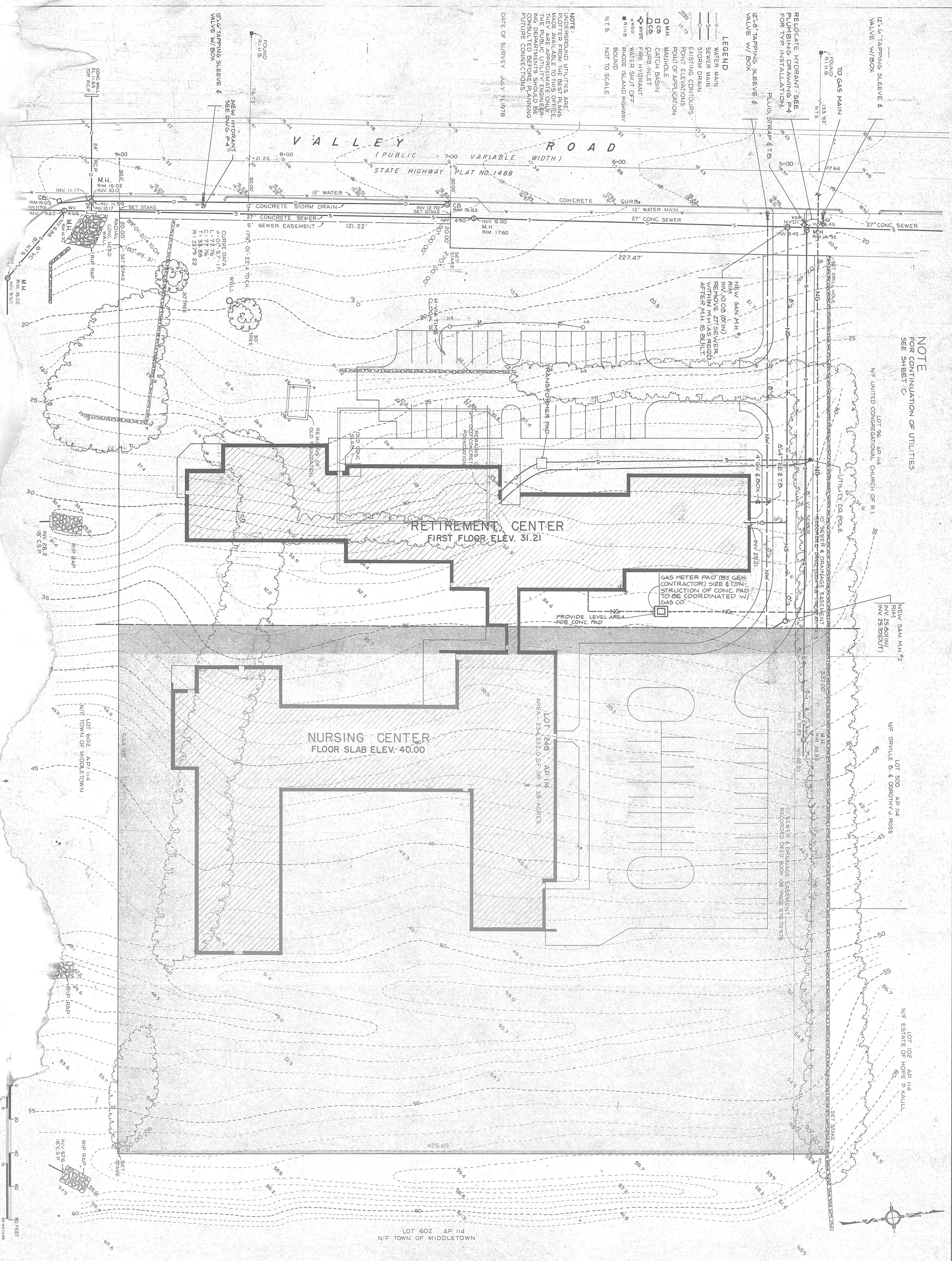
- LEGEND
- W WATER MAIN
 - S SEWER MAIN
 - D STORM DRAIN
 - EXISTING CONTOURS
 - POINT ELEVATIONS
 - POINT OF APPLICATION
 - O.M.H. MANHOLE
 - O.C.B. CATCH BASIN
 - C.I.P. CURB INLET
 - F.H. FIRE HYDRANT
 - W.S.O. WATER SHUT-OFF
 - R.I.H.B. RHODE ISLAND HIGHWAY BOUND
 - N.T.S. NOT TO SCALE

NOTE
BACKGROUND UTILITIES ARE PLOTTED FROM THE BEST PLANS MADE AVAILABLE TO THIS OFFICE. THEY ARE APPROXIMATE ONLY. THE PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED FOR OBTAINING FUTURE CONNECTIONS.

DATE OF SURVEY JULY 11, 1978

VALLEY ROAD

(PUBLIC VARIABLE WIDTH)
STATE HIGHWAY PLAT NO. 1488



RETIREMENT CENTER
FIRST FLOOR ELEV. 31.21

NURSING CENTER
FLOOR SLAB ELEV. 40.00

LOT 602 AP 114
N/F TOWN OF MIDDLETOWN

LOT 248 AP 114
AREA 234,322.0 SF OR 5.38 ACRES