



**MIDDLETOWN**  
Rhode Island

**PLANNING DEPARTMENT**

**TOWN OF MIDDLETOWN**

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

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## Notice of Planning Board Decision

To: APPLICANT

From: Paul A. Croce, Chairman  
Middletown Planning Board

Date: April 24, 2023

Re: Application of Bank Newport for Development Plan Review for demolition of an existing building and construction of a new commercial building and associated site alterations on an existing commercial property and including request for waivers from certain design standards of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 528 West Main Rd., Tax Assessors Plat 107SW, Lot 142.

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During its meeting of April 12, 2023, 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, including the requested waivers listed below. The plans subject to this review and decision include the following:

- Site plans prepared by Land Development Engineering & Consulting, LLC, revised February 10, 2023.
- Building elevations by Catalyst Architecture, dated 8/1/2022.
- Landscaping plan by Verde Design & Horticulture, dated 2/10/2023.

The approval is subject to the following conditions of approval:

1. Prior to permitting the applicant shall evaluate and address the condition of the existing sewer lateral, subject to the approval of the Public Works Director.
2. Prior to permitting the applicant shall revise plans to identify bike rack(s) meeting the required 10 bike spaces.


Waivers from the following commercial development design standards of Section 521 of the *Middletown Rules and Regulations Regarding the Subdivision and Development of Land* were granted:

1. **Section 521.1.B.3** - Pedestrian access to the site from the public way and neighboring properties shall be provided. **No pedestrian access provided to Yarnell and Hart Street.**

2. **Section 521.2.B.1** – Windows occupy between 20% - 60% of façade visible from the public way. **Proposed windows on west façade (Yarnell Street) is less than 20% glazing.**
3. **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. **The use of cellular PVD simulated wood products for the trim, molding, and siding, and other synthetic materials are proposed.**
4. **Section 521.3.C** – Screening element provided along all property lines. **Not provided for easterly property line. This is an existing condition.**
5. **Section 521.3.D.1** – A landscaped buffer at least 10' is provided along all property lines. **Existing buffers are less than 10'. This is an existing condition.**
6. **Section 521.3.D.2** - Along lot lines abutting residential properties or uses, a landscaped buffer at least 20' with screening at least 6' high is required. **Existing buffers along residential Yarnell Street, Hart Street, and Maple Ave do not comply. This is an existing condition.**
7. **Section 521.3.F.1** – Deciduous street trees. **Number and spacing of existing street trees along West Main Road do not comply. This is an existing condition.**

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

RECORDED: Apr 25, 2023 10:14A  
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WENDY J. W. MARSHALL, TOWN Clerk  
TOWN of MIDDLETOWN, RI