



**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: April 24, 2023  
Re: Application of St. George's School for Development Plan Review for construction of a 2,800 sq.ft. three-story addition to an existing dormitory building and associated site alterations on an existing developed 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 372 Purgatory Rd., Tax Assessors Plat 121SW, Lot 39

During its meeting of April 12, 2023, the Planning Board considered the above referenced application. At the conclusion of the public hearing a motion was made and duly seconded and voted 6-0-0 to approve the application. The plans subject to this review and approval include the following:

- Site plans prepared by Vanasse Hangen Brustlin, Inc., revised March 8, 2023.
- Building elevations provided Voith & Mactavish Architects, LLP, dated February 17, 2023.
- Landscape plan by Voith & Mactavish Architects, LLP, dated February 17, 2023.

The DPR approval is subject to the following condition of approval:

1. Prior to permitting, applicant shall revise plans to allow for emergency vehicle access to the building, subject to the approval of the Fire Chief.
2. Prior to permitting, the Town's consulting engineer will review the stormwater management plan and applicant shall address any comments, subject to the approval of the Town Engineer.
3. Prior to permitting the applicant shall demonstrate that the landscaped area meets the minimum 25% green space of the project area.

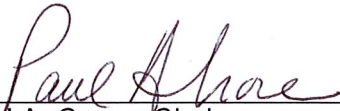
Waivers granted from the commercial development design standards of Section 521 of the *Middletown Rules and Regulations Regarding the Subdivision and Development of Land* as follows:

1. **Section 521.D.2** – Fixtures illuminating building façade are required to be shielded and directed towards the building and decorative fixtures are required to be directed to the ground. **Proposed fixture designs do not comply.** (It should be noted that the applicant stated that their intent is to use compliant fixtures for all stand-alone decorative fixtures.)

2. **Section 521.E.3** – Exterior litter receptacles are required on all commercial properties and a trash management control plan is required. **No exterior trash receptacles are proposed and no trash management control plan was submitted.**
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. **Synthetic materials for the window trims are proposed.**
4. **Section 521.3.F.1** – Deciduous street trees. **Proposed trees do not meet minimum 4” caliper size.**
5. **Section 521.3.F.2** – Parking lot trees. **Proposed trees do not meet minimum 4” caliper size.**

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.



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Paul A. Croce, Chairman  
Middletown Planning Board

cc. Town Clerk  
Building/Zoning Official

RECORDED: Apr 25, 2023 10:13A  
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WENDY J. W. MARSHALL, TOWN Clerk  
TOWN of MIDDLETOWN, RI