



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

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

Notice of Planning Board Recommendation

To: James Miller, Chairman
Middletown Zoning Board of Review

From: Paul A. Croce, Chairman
Middletown Planning Board

Date: May 15, 2023

Re: Application of Jason Gold for Development Plan Review for construction of a retail/office building, including parking, utilities, and associated site work, and including requests for waivers from certain provisions of the commercial development design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 48 Valley Rd., Tax Assessors Plat 107SE, Lot 103B.

During its meeting of May 10, 2023, the Planning Board considered the above referenced application. At the conclusion of the public hearing, the Board voted 7-0-0 to forward a positive recommendation on the application, including requested waivers, to the Zoning Board of Review. The plans subject to this review and recommendation include the following:

- Site plans prepared by Land Development Engineering & Consulting, LLC, dated March 20, 2023.
- Building elevations by: Herk Works Architecture, dated 3/23/2023;
- Landscaping plan by Verde Design & Horticulture, dated 3/17/2023.

The positive recommendation is subject to the following recommended conditions of approval:

1. In order to provide for greater separation between the proposed driveway and driveways on abutting properties, prior to permitting, the plan shall be revised to move the proposed curb cut and driveway providing access from Valley Rd. to be to the north of the proposed front parking lot, subject to approval of the revised design by the Town Engineer and Fire Chief.
2. Prior to permitting, any outstanding items from the review comments submitted by Crossman Engineering in a memo dated April 24, 2023, shall be addressed subject to the satisfaction of the Town Engineer.
3. Prior to permitting, the Development Impact Statement shall be revised as necessary to reflect any changes caused by the relocation of the access driveway.
4. Prior to permitting, the building elevation drawings shall be revised to accurately reflect the recessed roof, which is proposed to provide visual screening of rooftop HVAC equipment.

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.A** - Buildings should be located so as to create a safe, pleasant walking environment and efficient pedestrian circulation pattern. Building placement, orientation and

massing should be planned to promote more active pedestrian-scaled commercial design, with ample opportunities for walking and bicycling, as well as private motor vehicles and to promote the use of public transportation; and **Section 521.1.B.3** - Circulation shall be designed to provide safe and efficient access for pedestrians, automobiles, and emergency vehicles into and throughout the site, including designated pedestrian walkways and crosswalks. Pedestrian access to the site from the public way and neighboring properties shall be provided. **Pedestrian access from street sidewalk to interior of site, including sidewalks and crosswalks, is not provided.**

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 synthetic siding, PVC trim, partial standing seam metal roof, and other synthetic materials are proposed.**
3. **Section 521.3.D.3** – A landscaped buffer at least 10' wide shall be provided between buildings and parking lots/driveways. The buffer shall defined by curbing, and may include sidewalks, but must include a minimum 5' planting strip. **The proposed design does not meet requirements along all elevations.**

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. Applicant
Town Clerk
Building/Zoning Official

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WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI