



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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Notice of Planning Board Recommendation

To: James Miller, Chairman
Middletown Zoning Board of Review

From: Paul A. Croce, Chairman
Middletown Planning Board

Date: June 20, 2023

Re: Application of Newport County YMCA for Development Plan Review for the renovation and 4,900+/- sq. ft. expansion of existing daycare facility, including parking, circulation, landscaping, 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 792 Valley Rd., Tax Assessor's Plat 115, Lot 1.

During its meeting of June 14, 2023, the Planning Board considered the above referenced application. At the conclusion of the public hearing, the Board voted 6-0-0 to forward a positive recommendation on the application, including the 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, revised June 1, 2023.
- Building elevations by: Vision 3 Architects, revised 12/31/2021;
- Landscaping plan by Verde Design & Horticulture, revised 5/24/2023.

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

1. Prior to permitting, the applicant shall investigate the relocation of the loading zone and/or redesign of the parking lot island at the daycare entrance in order to ensure proper access for emergency vehicles, subject to the approval of the Fire Chief.
2. Prior to permitting, the plans shall be updated to include the location of the proposed exterior trash receptacles.
3. Prior to permitting, the applicant shall provide a revised landscape plan, which shall address any concerns provided by the Middletown Tree Commission.
4. Prior to permitting, the applicant shall address Crossman Engineering's comments (those attached, or resulting from subsequent review) on the stormwater management plan and provide revised plans as necessary, subject to the approval of the Town Engineer.
5. Prior to permitting, the Development Impact Statement shall be revised to state that the existing curb cut serving the daycare will not be relocated.
6. The proposed black vinyl chain-link fence to be installed adjacent to the soccer field, and indicated on Sketch Plan 48 as presented to the Board, shall include a horizontal mid-rail for reinforcement.

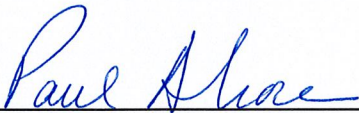
7. Prior to permitting, the layout of the proposed expanded parking lot shall be redesigned to provide angled parking along the southern edge of the parking lot, resulting in the elimination of one parking space. Protective bollards or wheel blocks between these parking spaces and the abutting sidewalk shall also be indicated on the revised plan.

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 521.2.B.1** – Windows occupy between 20% and 60% of the façade visible from the public way. **Windows make up less than 20% of the street facing façade.**
2. **Section 521.2.B.2** – Where consistent with overall building design, windows are of true or simulated divided light design. **Proposed windows are not divided light design.**
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. **Building exteriors using cement-fiber or composite shiplap siding, metal roof, and other synthetic materials are proposed.**
4. **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. **Proposed design does not meet requirements. Required planting strip between building and parking lot & driveway not provided.**
5. **Section 521.3.F.2** – Parking lot trees: a minimum of one tree for every 5 parking spaces is required. **The proposed number of parking lot trees does not meet this requirement.**

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

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

cc. Applicant
Town Clerk
Building/Zoning Official