



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: July 12, 2023

Re: Application of Bucci Development Inc. for Development Plan Review for a proposed medical office building and associated site work, including requested waivers from certain design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located on Valley Rd. approximately ¼ mile north of the intersection of Valley Rd. and East Main Rd., Tax Assessor's Plat 107NE, Lot 402B.

During its meeting of July 12, 2023, the Planning Board considered the above referenced application. At the conclusion of the public hearing, the Board voted 7-0-0 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 Northeast Engineers & Consultants, Inc., dated 5/24/23.
- Building elevations by Aharonian & Associates, Inc., dated 6/13/23.
- Landscaping plan by M.A. Desjardins, dated 5/23/23.

The approval is subject to the following conditions of approval:

1. Prior to permitting, the plans shall be revised to include a "Do-Not-Enter" sign facing west at the driveway on the north side of the proposed building where traffic exits the rear parking lot.
2. Prior to permitting, an ADA-compliant ramp shall be added at the rear entrance of the building.
3. Prior to permitting, the plans shall note the placement of the guard rail and reflective signage at the end of Bristol Rd.
4. Prior to permitting, the Stormwater Operations and Maintenance Manual shall be revised to include monitoring the runoff entering the site from Bristol Rd. for erosion. If necessary, erosion control measures shall be implemented.
5. Prior to permitting, a detail of the recommended one-foot-wide trench drain at the entrance from Valley Road shall be added to the plans.

6. Prior to permitting, a detail of the trash rack to be included in the detention basin design shall be added to the plans.
7. Prior to permitting, the plans shall be revised to indicate that the limits of proposed infiltration ponds shall be staked to prevent heavy equipment and materials from entering these areas during construction.
8. Prior to permitting, the plans shall be revised to provide a bike rack(s) with a total of at least 14 bicycle spaces.
9. Prior to permitting, the applicant shall provide the percentage of glazing on the road-facing building façade.
10. Prior to permitting, the applicant shall provide the calculation of landscaped area on the property.
11. Prior to permitting, the landscape plan shall be revised to include a 6' high landscape screening along the lot lines abutting residential properties or uses.
12. Prior to permitting, the landscape plan shall be revised to address comments of the Middletown Tree Commission as contained in email correspondence to the Planning Board dated July 4, 2023.
13. Ongoing inspections and maintenance of the stormwater management system shall be conducted in accordance with the approved operations & maintenance plan. A stormwater facilities maintenance easement, subject to the approval of the Town Solicitor, shall be recorded which will obligate the owner to properly maintain the stormwater system, and provide for, but not obligate the Town to access the easement area to perform necessary maintenance at the owner's expense, should the owner fail to do so.

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.1** – Parking lots located to the rear or side of building OR where site configuration does not allow for parking at rear or side, no more than one row of parking is located at the front, or two rows in the case of large-scale shopping centers and other situations where site conditions warrant; in either case, the number of parking spaces does not exceed 50 spaces. **Two rows of parking are located at the front of the building.**
2. **Section 521.2.C** – Building exteriors and roofs constructed of traditional materials. **Applicant is proposing the use of a metal roof, cellular composite siding, fiber cement board, and other synthetic materials.**
3. **Section 521.3.D.3** – A landscaped buffer at least 10' wide with a minimum 5' planting strip is provided between buildings and parking lots/driveways. **Proposed design does not comply at northerly, southerly, and westerly 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. Town Clerk
Building/Zoning Official

RECORDED: Aug 01, 2023 09:11A
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WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI