



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: September 14, 2023

Re: Application of Newport CDJR Real Estate LLC for Development Plan Review for renovation of an existing commercial building including exterior changes and 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 on 310 West Main Rd., Tax Assessors Plat 108NW, Lot 16801

During its meeting of September 13, 2023, the Planning Board considered the above referenced application. At the conclusion of the public hearing a motion was made and duly seconded to approve the Development Plan Review (DPR) application, including requested waivers on a 5-1-1 vote, with Mr. Croce voting in opposition and Mr. Nash abstaining. The plans subject to this review and recommendation include the following:

- Building plans and elevations by Cityscape Architects, dated August 9, 2023

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

1. Prior to permitting, the plans shall be revised if necessary to demonstrate that roof-mounted equipment will be screened from view from public streets in accordance with Section 521.1.E.2 of the Subdivision and Land Development Regulations.


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 521.2.B.2** - Where consistent with overall building design, windows are of true or simulated divided-light design (double-hung windows preferred where consistent).
Proposed design does not comply.
2. **Section 521.2.C** – Building exteriors and roofs constructed of traditional materials.
Applicant is proposing the use of aluminum composite metal paneling, metal roof, and other synthetic materials.
3. **Section 521.2.D.1** - Roof is a traditional form or a flat roof with decorative details to incorporate a sloped design for the portion of the roof visible from the public way.

Proposed flat roof design does not comply. This is an existing, non-conforming 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: Sep 15, 2023 11:40A
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RECEIPT #: 67958
WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI