



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: October 12, 2023
Re: Application of A1 Roofing & Construction 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 at 1133 West Main Rd., Tax Assessors Plat 106, Lot 111

During its meeting of October 11, 2023, the Planning Board held a public hearing regarding the above referenced application. At the conclusion of the discussion a motion was made and duly seconded and voted 6-0-0 to approve the application as presented, subject to the condition that the applicant return to the Planning Board for review and approval of the design for screening the rooftop equipment in accordance with Zoning Ordinance section 306(C). The public hearing remains open, and the matter was continued to the November 8, 2023 regular Planning Board meeting for the sole purpose of review of proposed rooftop screening. The plans subject to this decision include the following:

- Site plan and building elevations prepared by Herk Works Architecture, dated September 7, 2023

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

1. **Section 521.2.B. 1 & 2** – Windows must make up 20% – 60% of each façade and be of true or simulated divided-light design. **The amount of window glazing meets requirements at West Main Road but not at Forest Avenue. Proposed windows not divided-light. This is an existing, non-conforming condition.**
2. **Section 521.2.C** – Building exteriors and roofs must be constructed of traditional materials such as wooden clapboards, shingles, patterned shingles, brick or stone. **The applicant proposes the use of non-traditional exterior materials, such as metal panels and stucco.**

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;

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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: Oct 13, 2023 08:55A
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RECEIPT #: 68165
WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI