



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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

To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: October 30, 2023

Re: Request of Ocean State Holdings of Middletown, LLC (Hyundai of Newport) for approval of a revised landscape plan associated with a previously approved Development Plan Review application, including relocation of a stone wall on property located at 1215 West Main Road, Tax Assessors Plat 106, Lot 91.

The owner of the above referenced property is requesting approval of a revised landscape plan which was previously approved as part of the Development Plan Review application for building and site improvements. The attached email correspondence from the applicant's attorney and the revised landscape plan describe the proposed revisions. The plan has also been provided to the Middletown Tree Commission for review and comment. Its comments are also attached. For your reference I am also attaching the previously approved landscape plan.

Should the Board find the revisions acceptable, a vote to approve the plan would be appropriate. The revised plan would then be provided to the Building/Zoning Official.

Please contact me with any questions regarding this matter.

Ronald Wolanski

From: Ronald Wolanski
Sent: Monday, October 30, 2023 11:22 AM
To: Ronald Wolanski
Subject: FW: Hyundai landscape plan.revised

From: Bob Silva <RMSilva@silvalawgroup.com>
Sent: Thursday, October 12, 2023 1:24 PM
To: Ronald Wolanski <rwolanski@middletownri.com>
Cc: Pamela Rodgers <verdegardenri@gmail.com>; CROCE PAUL <fijimail@cox.net>; Jon Narcessian <jnarcessian@hyundaiofnewport.com>; Karen Day <ride_1189@yahoo.com>
Subject: Re: Hyundai landscape plan.revised

Ron, Please arrange to place the most recent revise landscaping plan prepared by Pamela Rogers on the PLANNING BOARD's next regularly scheduled meeting for November 8 th I will provide you with 10 copies of the plan for the board use. In addition I will contact Karen Day Chairperson of the TREE Commission and ask to be placed on its next agenda so the commission can review the revisions as well. Thank you for your assistance in this matter I will be in touch. Bob Silva

Sent from my iPhone

Ronald Wolanski

From: Karen Day <ride_1189@yahoo.com>
Sent: Thursday, October 26, 2023 7:30 PM
To: Ronald Wolanski; Paul Croce
Subject: Tree Commission

Hello gentlemen,

The Tree Commission met on Thursday, October 26, 2023. At that meeting we reviewed the revised landscape plans for the Hyundai dealership on West Main Road and we discussed the proposed policies on fertilizer and pesticide use in Middletown.

1. Hyundai Dealership: The Tree Commission met with Robert Sylva, attorney for the owners of the dealership and Pam Rogers, the landscape designer. Ms. Rogers reviewed the changes in the plan and the reasons behind them. The Commission has no concern with the plan and certainly appreciates the addition of one more tree. We did request the longterm maintenance plan submitted with the second revision presented in May 2023 be amended to specifically require the planters be maintained and watered as necessary and replacement plants would be provided if a plant fails to thrive.

2. Fertilizer and Pesticide Policy: After discussion, the Commission understands the importance of controlling the use of fertilizers and pesticides and their affect on water supplies and ocean water. It seems the policy as it is written includes best practices as they exist today. We do not believe an ordinance would be the appropriate tool. It would be extremely difficult to enforce and would be difficult to change if new information becomes available. We believe the best approach would be education and outreach and the emphasis should be placed on that portion of the policy (7.0). Funding should reflect its importance. We also have concerns about the groups who are noted as being exceptions to the policy, specifically agricultural groups and golf courses. These groups have a significant impact on the environment due to their heavy use of these products. They must be included in the education and outreach and we must gain their cooperation if this policy will create any positive change. Homeowners should not shoulder all the burden.

Please share these thoughts with the Planning Board. If there are any concerns or questions, feel free to contact us.

Karen Day
Chairperson, Middletown Tree Commission

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND UTILITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES BY NOTIFYING DIG-SAFE AT 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
3. THE CONTRACTOR SHALL CONDUCT PRELIMINARY INVESTIGATIONS INCLUDING ALL NECESSARY EXCAVATION TO DETERMINE IF THE WORK CAN BE DONE AS SHOWN ON THE PLANS. CHANGES MAY BE MADE AS REQUIRED BY FIELD CONDITIONS AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
4. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THE DRAWING. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DETERMINING THE EXACT LOCATION, SIZE, AND TYPE OF ALL UNDERGROUND UTILITIES AND FOR PROTECTING ALL LINES DURING CONSTRUCTION.
5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.

PLANTING NOTES

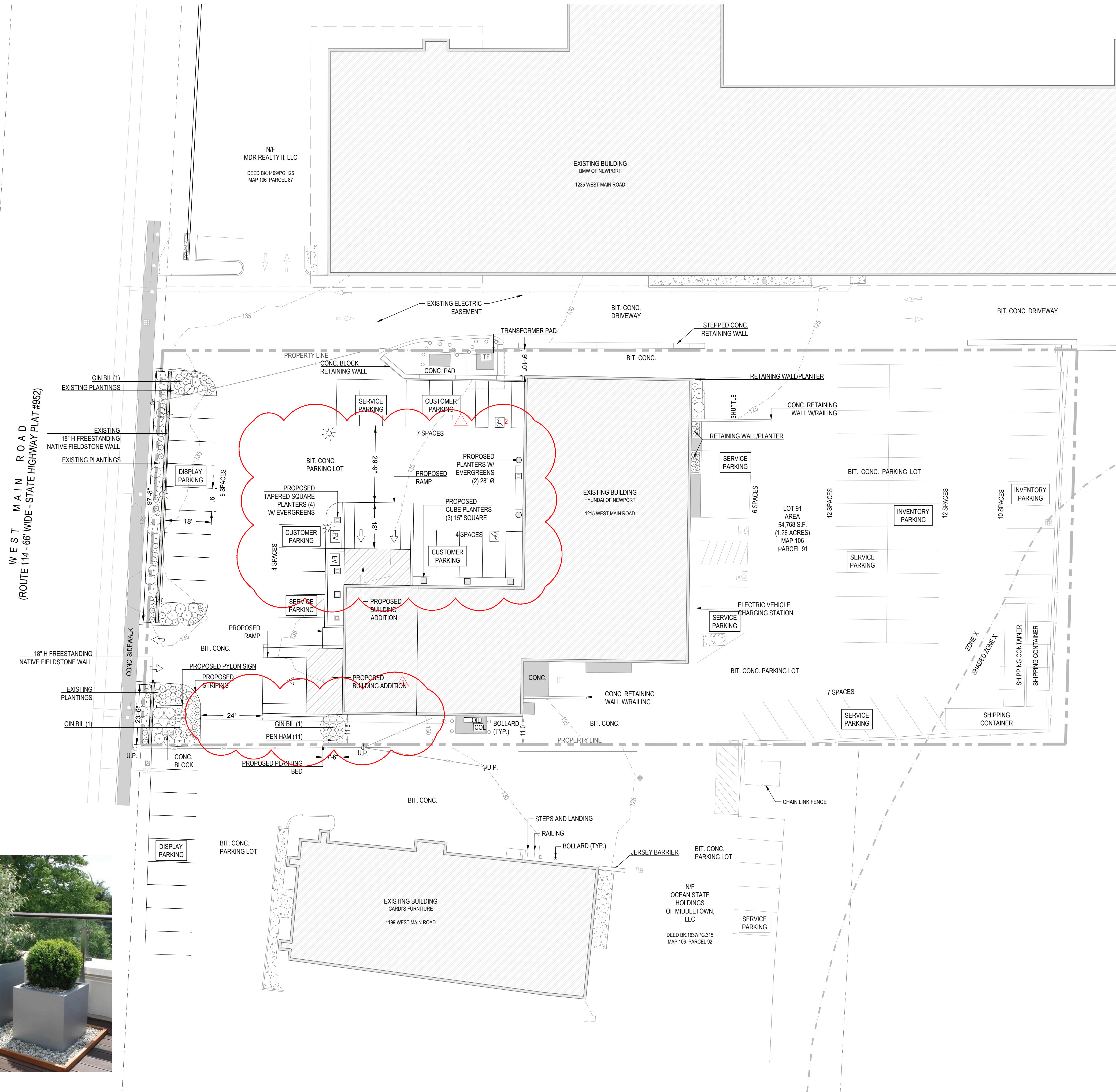
1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
3. CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION.
4. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE LIST WILL TAKE PRECEDENCE.
5. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF SIX MONTHS.
6. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
8. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE.
9. ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND THE PLACEMENT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE INSTALLATION.
10. ALL DISTURBED AREAS NOT TO BE PAVED OR PLANTED SHALL BE LOAMED AND SEED AS SHOWN. SEE SPECIFICATIONS FOR SOIL PREPARATION AND SEED MIX.
11. TWO INCH (2") DEEP, FINELY SHREDDED BARK MULCH WILL BE INSTALLED AROUND ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUNDCOVER AREAS AND GENERAL SHRUB MASSES.
12. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT WILL TAG ALL TREES AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE. SEE SPECIFICATIONS FOR TAGGING, INSPECTION, AND ACCEPTANCE OF PLANT MATERIAL.
13. LANDSCAPE ARCHITECT SHALL CONFIRM PLANT LIST AND APPROVE SUBSTITUTIONS OF PLANT VARIETIES PRIOR TO ORDERING OF MATERIAL.
14. SOIL MIX: 1/3 PEAT MOSS, 1/3 SCREENED LOAM, 1/3 DEHYDRATED MANURE.
15. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT SELECTIONS WITH PLANTS OF SIMILAR CHARACTERISTICS IF THE SPECIFIED PLANTS ARE NOT AVAILABLE IN ACCEPTABLE QUANTITIES OR CONDITIONS.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
PROPOSED TREES				
GIN BIL	GINKGO BILOBA 'PRINCETON SENTRY'	COLUMNAR GINKGO TREE	3	4" CAL.
PROPOSED GRASSES AND GROUNDCOVER				
PEN HAM	PENNISETUM ALUPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	11	1 GAL. CONT.
PROPOSED PLANTERS				
○	28" X 28" H GEO ROUND; URBAN POT OR APPROVED EQUAL (CUSTOM COLOR TO MATCH BROWN ON BUILDING)			
□	16.5" X 10.2" X 21.7" H GEO SQUARE TAPERED; GEO 2; URBAN POT OR APPROVED EQUAL (CUSTOM COLOR TO MATCH BROWN ON BUILDING)			
□	15" X 15" X 15" H GEO CUBE; URBAN POT OR APPROVED EQUAL (CUSTOM COLOR TO MATCH BROWN ON BUILDING)			

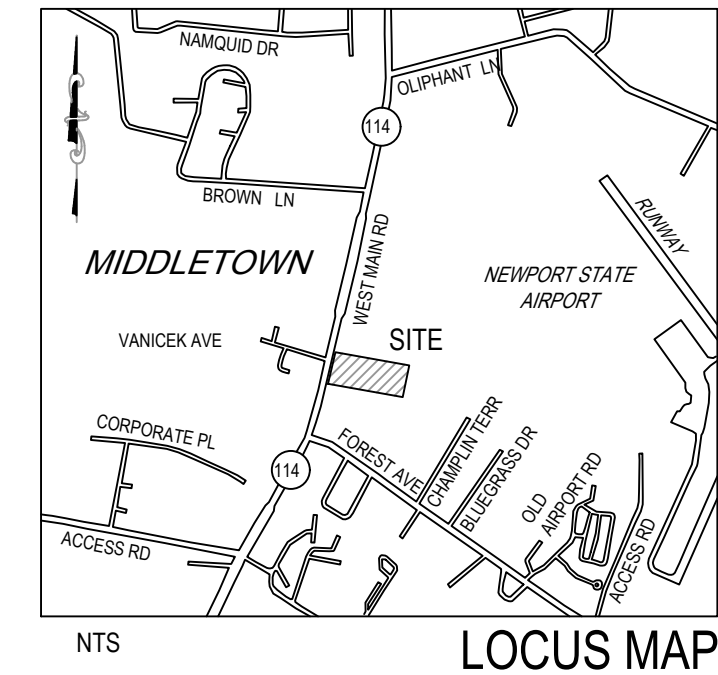


UPWA POT - GEO ROUND
UPWA POT - GEO SQUARE TAPERED - GEO 2
UPWA POT - GEO CUBE

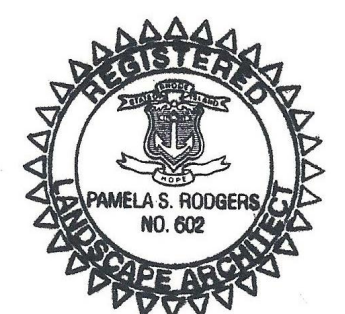


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verdegarden@gmail.com

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LDEC
1700 WEST MAIN ROAD
MIDDLETOWN RI
401 354 2050



HYUNDAI DEALERSHIP
1215 WEST MAIN ROAD
MIDDLETOWN, RI



PROJECT NUMBER: 22.000
DRAWN BY: KD
CHECKED BY: PR
SCALE: 1"=20'-0"
DATE: 10.10.2023

REVISIONS:

NO.	DATE	DESCRIPTION
1	03.02.2023	LABEL EXISTING STONE WALLS TO BE RE-PURPOSED
2	10.10.2023	RE-LOCATE PLANTINGS IN FRONT BEDS ADD PLANTERS
3	10.10.2023	ADD PLANTING BED ON SOUTH SIDE OF BUILDING - ADD TREE

LANDSCAPE PLAN



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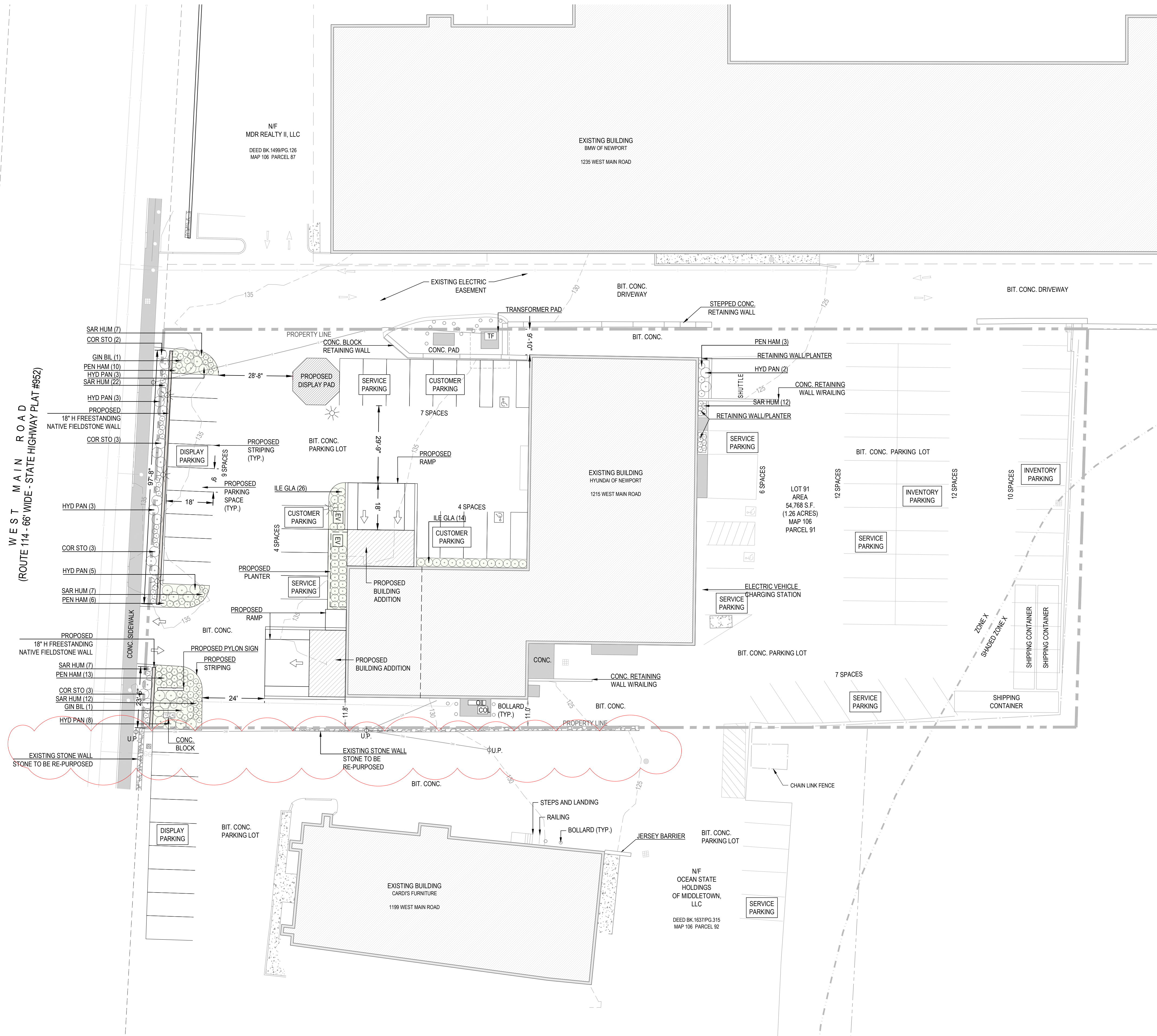
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PROPOSED SHRUBS				
COR STO	CORNUS SERICEA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	11	5 GAL. CONT.
HYD PAN	HYDRANGEA PANICULATA 'FIRE LIGHT TIDBIT'	DWARF PANICLE HYDRANGEA	24	5 GAL. CONT.
ILE GLA	ILEX GLABRA 'SHAMROCK'	INKBERRY	40	3 GAL. CONT.
PROPOSED GRASSES AND GROUNDCOVER				
PEN HAM	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	32	1 GAL. CONT.
SAR HUM	SARCOCOCCA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEET BOX	67	1 GAL. CONT.

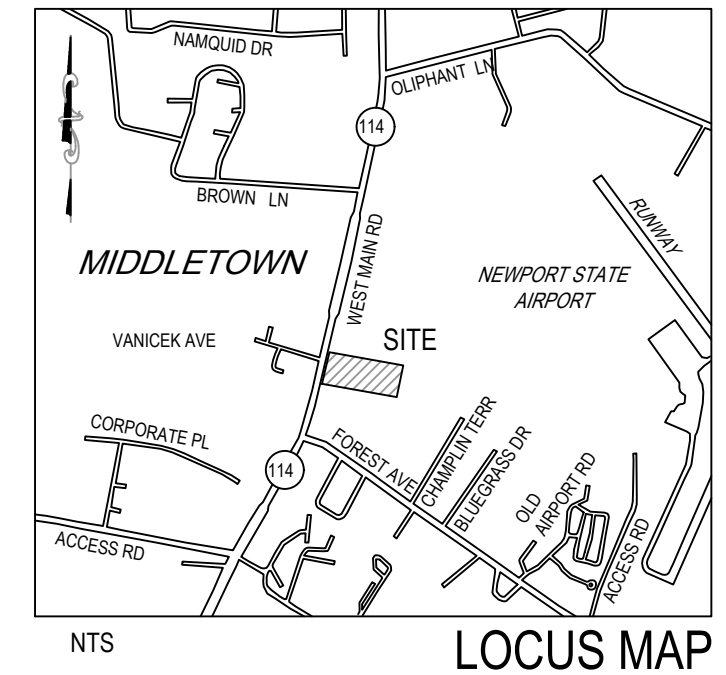
PROPOSED LANDSCAPE AREAS

WEST MAIN ROAD
(ROUTE 114 - 66' WIDE - STATE HIGHWAY PLAT #452)



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L1.0