



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: **Public Hearing** – Request of White Buffalo LLC for waivers from certain design standards of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land to allow the use of non-traditional siding materials on an existing commercial building. Property located at 94 East Main Rd., Tax Assessors Plat 107SE, Lot 50.

The applicant is proposing new siding on an existing building that will contain a commercial use. Use of PVC products is proposed to mimic a board and batten design. Please see the attached letter, photo and building elevation.

Requested Waiver:

The applicant is requesting the following waiver from the Commercial Development Design Standards of Article 5 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land:

1. Section 521.2.C.1 – Materials: The applicant is requesting the use of non-traditional siding materials. The project does not meet the requirement for use of traditional materials such as wooden clapboards, shingles, patterned shingles, brick, or stone.

No zoning relief is required. The application does not meet the thresholds to trigger full Development Plan Review. As such, the Planning Board must consider the waiver request only, and make a decision to approve, approve with conditions, or deny the waiver request.

Waivers may be considered in accordance with section 908 of the subdivision regulations where; the literal enforcement of one or more provisions of the regulations is impracticable and will exact undue hardship; because of the peculiar conditions pertaining to the land in question; or where such waiver and/or modification is in the best interest of good planning practice and/or design, as evidenced by consistency with the municipality's comprehensive plan and Zoning Ordinance.

Please contact me with any questions regarding this matter.

CC: Applicant



10/9/2023

To whom it may concern, I am requesting a waiver to use non traditional material for a portion of the exterior of 94 East Main Road in Middletown, RI. The first floor exterior would feature a vertical board and batten look. The goal for the storefront is to create a classic modern look with the industry's leading material that will hold its true look for years to come. PVC material is the preferred choice for this due its capability to mimic the look of wood without the shortcomings of traditional wood material. These include susceptibility to moisture damage, rot and bug infestation. PVC material never needs to be painted, is factory made white and is rot, moisture and bug resistant.

Wood shingles will be used for exterior of the second floor. With the small amount of area using PVC for the front, I believe will be able to maintain the aesthetic of the town. I appreciate your time and consideration.

Sincerely, Andrew Choiniere Royal Exteriors Reg # 47380





