



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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

NOTICE

TOWN OF MIDDLETOWN PLANNING BOARD

PUBLIC HEARING

The Middletown Planning Board will conduct a public hearing during a special meeting on **Wednesday, November 29, 2023 at 6:00 p.m.** at Middletown Town Hall, Town Council Chambers, 350 East Main Road, Middletown, RI for the following item:

Public Hearing – Request of the Town of Middletown for Master Plan approval for an affordable housing comprehensive permit application submitted pursuant to Middletown Zoning Code, Article 17 *Low and Moderate Income Housing- Comprehensive Permit*, for development of 22 units of affordable multi-family housing for seniors (55+) and other uses, constituting a mixed-use development. Property located at 650 Green End Ave., Assessor's Plat 120 Lot 27. The application includes requests for variances from sections of the Middletown Zoning Code as follows: §602, to allow a mixed-use development where not a permitted use in the public (P) zoning district; §1301(C) mandates that off-street parking or loading areas abutting residential uses and/or district require a landscaped buffer strip of not less than 20'. This buffer is not provided on the western and southern lot lines; § 1507(A) mandates that no off-street parking area shall be located within twenty-five (25) of a property line. Proposed parking is within 2.7 feet, 11.2 feet, and 0.0 feet of property lines; §1507(B) mandates that no off-street parking area shall be located within twenty-five (25) feet of any wall of a principal building used for residential purposes. Proposed parking is within 14.9 feet, and 6.5 feet from proposed residential buildings; § 1507(C) mandates that no rows or parking spaces shall exceed 100' without a landscape separation of at least 10' in width. The existing parking along the southern lot line is 207' long but does not meet this requirement; § 1508(A) mandates that in multifamily dwelling projects, principal buildings shall be separated from any other principal building by a minimum of fifty (50) feet. Buildings are separated by 16.8 feet; § 27A07(E)(1) mandates that no new principal building shall be located within 100' of an existing residential building on abutting property or 50' of a residentially zoned lot, §27A07(E)(2) mandates that the area within the required setbacks shall be devoted to a landscaped or natural buffer zone. The required buffer is not provided.

Said meeting can also be accessed by video/telephone conference call on the date and time referenced. Members of the public may view and participate in the meeting in real-time by accessing the web conference on your computer or mobile device/phone using this link: <https://us02web.zoom.us/j/87858008595> Access by telephone call is also available by calling toll free: (888) 475-4499 (Toll Free). Meeting ID when prompted: 878 5800 8595

Application materials and plans are available for review in the Planning Department, Middletown Town Hall, 350 East Main Rd. Monday-Friday, 8am-4pm. Materials are also available on the Planning Board's website: <https://middletownri.com/504/Planning-Board-Meeting-Packets>

This meeting location is accessible to the handicapped. Individuals requiring interpreter services for the hearing impaired should notify the Town Clerk's Office not less than 48 hours before this meeting.

Paul A. Croce, Chairman
Middletown Planning Board