



Land Development Engineering & Consulting, LLC

Strategic Planning,
Civil Engineering & Permitting

February 17, 2021

LDEC No. 18116

Town of Middletown
Planning Department
350 East Main Road
Middletown, RI 02842

Attn: Ron Wolanski, Town Planner

**Subject: Request for Waivers – Commercial Design Standards
Aquidneck Avenue, (Map 114 Lot 507)
Applicant: A-1 Roofing & Construction, LLC**

Dear Ron,

On behalf of the applicant, Land Development Engineering & Consulting, LLC (LDEC) respectfully submits a request for waivers from the Town of Middletown's Commercial Design Standards (CDS) related to the Development Plan Review (DPR) Application for the above locations. Each requested waiver is listed below noting the specific section & subsection of the CDS followed by a brief statement(s) supporting each request.

SECTION 521.1 - SITE DESIGN

Section 521.1.B.3 Pedestrian access from site to public way & neighboring properties.

Currently there is no sidewalks on Aquidneck Avenue in the vicinity of the subject property making this requirement impractical. Additionally, the abutting commercial properties are independent operations that have no existing pedestrian networks and the abutting residential property/zone has wetland areas between the site and nearest public way making this requirement impractical. Therefore, a waiver from this section is being requested.

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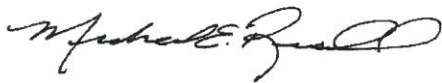
SECTION 521.3 - LANDSCAPING

Section 521.3.D.2 A landscaped buffer at least 20' is provided along all property lines abutting Residential properties or uses.

The abutting residential (R20) zone has a natural, undisturbed vegetated area along the westerly boundary of the subject property which is primarily unbuildable due to the presence of freshwater wetlands and associated buffer zones. Therefore, a waiver from this section is being requested.

If you have any questions please call me at (401) 354-2050 or email at (mrussell@sde-ldec.com).

Respectfully,



Michael E. Russell, P.E.
Land Development Engineering & Consulting, LLC.

cc: David Martland, Esq.
File



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