

Town of Middletown
Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

Notice of Planning Board Decision

To: APPLICANT

From: Paul A. Croce, Chairman
Middletown Planning Board

Date: May 14, 2021

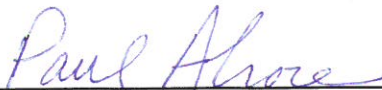
Re: Application of Aquidneck Crossing, LLC for combined Master, Preliminary and Final Plan approval for a major land development project and Development Plan Review approval for a proposed mixed-use development including 12 residential units and 10,124 sq.ft. of office space contained in two existing buildings pursuant to Article 27A of the Middletown Zoning Ordinance. Property is located at 438 East Main Rd., at the intersection of Forest Ave. and East Main Rd., Assessor's Plat 113, Lot 3.

During its meeting of May 12, 2021, the Planning Board voted unanimously to grant combined Master, Preliminary, and Final Plan approval, as well as Development Plan Review approval for the above referenced application as presented to the Board (Site plan by Northeast Engineers & Consultants, Inc, revised 3/22/2021, and architectural plans by Cordtsen Design Architecture, floor plans dated 1/27/2020, and building elevations dated 3/22/2021).

As part of its decision the Board made the following positive findings regarding the proposal as conditioned above:

1. The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
2. The proposed development is in compliance with the standards and provisions of the Town Zoning Ordinance
3. There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions of approval;
4. The subdivision, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable;
5. All proposed land developments and all subdivision lots shall have adequate and permanent physical access to a public street.

The Final Plan mylar must be submitted for endorsement and be recorded in the Middletown Land Evidence Records within one year of the date of this Final Plan approval.



Paul A. Croce, Chair
Middletown Planning Board

cc. Town Clerk
Building/Zoning Official

RECORDED: May 17, 2021 02:27P
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WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI