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# Development Impact Statement

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## Proposed Hotel and Restaurant

Assessor's Plat 115SE Lot 169  
59 Aquidneck Avenue  
Middletown, RI 02842

## Prepared For

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## **1.0 INTRODUCTION**

This Development Impact Statement is required under Section 310 – Development Impact Review of the Town of Middletown Zoning Ordinance, October 2006.

### **1.1 Site Description**

The 0.40 acre ± site is identified as Assessor's Plat 115SE Lot 169. The site is accessible by Aquidneck Avenue (a state maintained right of way) and Briarwood Avenue (a public municipal right of way). The existing property contains a restaurant which covers approximately 3,500 square feet of the site and is located within the side building setback on the north side of the property. At the rear of the structure lies access stairs and a ramp. A storage container lies at the rear of the site at the property line and within the rear setback. Paved parking areas are present in front of the structure, encroaching into the state right of way, and to the south of the structure, extending to the property line. A second tier of parking is present to the east of the structure, elevated by a masonry wall. This second parking lot exits onto Briarwood Avenue. No sidewalk or significant curbing is present along Aquidneck Avenue, with the majority of frontage existing as large curb cuts for parking lot access. No sidewalk or formal curbing is present along Briarwood Avenue, though a short stone wall separates the travel way from a small area of landscaping adjacent to the site. Virtually no vegetation is present on site, aside from a narrow band along the east property line. The site is bounded by similarly zoned properties to the north and across Aquidneck Avenue. The properties to the east are zoned as high density residential (R-10). The property across Briarwood to the south is also zoned R-10, but is currently used for a commercial use. The site is served by municipal water and sewer. Overhead wires along Briarwood serve the structure.

No features protected by the state features exist on site. Minimal vegetation exists on site which could be preserved. The site lies within the Town of Middletown Watershed Protection District Zone 2.

The site slopes from the northeast corner of the Site uniformly towards Aquidneck Avenue. A masonry retaining wall divides the property into two sections. The upper tier of the parking is fairly steep, having a slope of approximately 10 percent. The remainder of the property is substantially less inclined, having a slope of approximately 3 percent. Nearly the entire site is developed with structures and impervious parking surfaces. The soil type on site is Np (Newport Silt Loam) as designated by the USDA Natural Resource Conservation Service. This is a type C hydrologic soil common to Aquidneck Island.

## **1.2 Zoning**

The subject property is zoned LBA (Limited Business – Traffic Sensitive). The commercial properties across Aquidneck Avenue are zoned similarly. The abutting properties to north and east are zoned high density residential (R-10). The property across Briarwood Avenue is also zoned R-10, but has an existing commercial use. The Applicant is proposing to demolish the existing commercial structure on the property and develop a hotel and restaurant. This use is only allowed under “Special Use” for the LBA zoning district per the Town of Middletown Zoning Ordinance.

## **1.3 Regulations and Guidelines**

Regulations and Ordinances that helped to shape the development of the project site were the following:

1. Town of Middletown Comprehensive Amendment Zoning Ordinance.
2. Town of Middletown Rules and Regulations Regarding the Subdivision and Development of Land.
3. State of Rhode Island Stormwater Design and Installation Standards Manual.
4. Urban Hydrology for Small Watersheds. (TR-55 Manual)
5. Rhode Island Department of Transportation Standard Specifications for Road and Bridge Construction.
6. Rhode Island Department of Transportation Standard Details.
7. Rhode Island Soil Erosion and Sediment Control Handbook.

## **2.0 SITE IMPROVEMENTS**

The owner intends to demolish the existing structure and parking areas and to develop a hotel and restaurant with a single level of surface parking. A loading area will be located to the south of the structure along Briarwood Avenue. All existing non-conformances and encroachments towards abutting parcels will be removed. A new retaining wall along the north and east side of the parking area will provide a relatively level site. The new structure will utilize municipal water and sewer services. All proposed utility improvements are subject to design review by the providing entities. A new concrete sidewalk with ADA compliant ramps will extend along the frontage of the property and along the north side of Briarwood Avenue. This sidewalk will include precast concrete curbing which will replace what little existing curbing is in place. Driveway curb cuts in conformance with RIDOT standards will provide access to the service lane and the parking lot. The remainder of the existing pavement which encroaches the state right of way will be removed and replaced with lawns or other landscaping. Landscaping in accordance with the town ordinance will be provided.

The objectives of the project stormwater system are to accomplish the following:

- Provide water quality treatment for stormwater runoff in accordance with the Rhode Island Stormwater Design and Installation Standards Manual, last revised March 2015 (RISDISM)
- Reduce or maintain the peak rate of runoff to all design points for the 1, 2, 10, 25 and 100-Year Type III 24-hour storm events. (1,10, 100 per the RISDISM, 2 and 25 per the local municipality)
- Maintain the overall drainage patterns from the site to the extent practicable
- Reduce peak runoff to the downstream abutters
- Maintain or reduce the 10-Year total 24-hour volume runoff to the state right of way

### **2.1 District Regulations (Middletown Zoning Ordinance Article 6)**

The project as proposed will not require any dimensional variances from the Zoning Ordinance. The removal of the existing structure will eliminate an existing non-conformance. This project will provide all necessary buffers and vegetative screening to abutting parcels. A landscape buffer with a minimum width of 10-feet is provided along Aquidneck Avenue; however, the width is not uniform due to the presence of a narrow strip of town property between the DOT right of way and the parcel. A landscape strip having a minimum width of 10-feet is also proposed between the sidewalk and the parking along Briarwood Avenue.

### **2.2 Supplementary Regulations (Article 7)**

The following information details the project's conformance with the Supplementary Regulations (Article 7) of the Zoning Ordinance:

- The front, side and rear yards shall be unoccupied and unobstructed by principal buildings or structures
- No accessory structures are proposed within ten (10) feet of a proposed property line
- All proposed structures shall not exceed the District Dimensional Regulations.
- Any fencing shall not exceed 6 feet in height

- There will be no disposal trench, disposal bed, cesspool, seepage pit, septic tank, septic field or other facility designed to leach liquid wastes into the soil, which could enter a wetland or river.
- There will be no storage or parking of major recreation equipment, mobile homes or unserviceable vehicles.
- All yard requirements shall comply with Section 716 of the Middletown Zoning Ordinance.
- Any landscaping shall conform to Section 723 of the Middletown Zoning Ordinance.
- No structures shall be erected and no vegetation shall be planted or maintained in such a manner as to obstruct vision at the intersection.
- A special use permit has been sought for the proposed use.

### **3.0 TRAFFIC CONDITIONS**

No traffic study has been prepared for this project. It is anticipated that the proposed use will generate similar traffic to the existing use.

#### **3.1 Parking (Middletown Zoning Ordinance Article 13)**

The proposed development proposes parking in conformance with parking requirements of the Middletown Zoning Ordinance. A total of 23 paved parking spaces are required for the hotel/restaurant use and 24 are provided. In addition, one full size loading area has been provided. No public parking is required by the proposed use.

### **4.0 WATER SUPPLY - DOMESTIC**

The project will be served by municipal water (Newport Water).

#### **Water Quantity Methodology**

The Rhode Island Department of Environmental Management Office of Water Resources and “Rules Establishing Minimum Standards Relating to Location, Design, Construction and Maintenance of Onsite Wastewater Treatment Systems” provide the guidelines to estimate the Average Daily Flow. The Civil Engineering Reference Manual was used to calculate the Max Daily Flow and Max Peak Hourly Flow.

#### **References**

1. Rules Establishing Minimum Standards Relating to Location, Design, Construction and Maintenance of Onsite Wastewater Treatment Systems, June 2016
2. Civil Engineering Reference Manual, Ninth Edition, 2003
3. International Building Code

**Water Quantity Demand Calculations**

The following chart illustrates the estimated water usage:

Unit Count	Flow Per unit	Total Water Usage (gpd)
18 units (hotel)	100 gpd	1,800
100 seats (est.)	25 gpd	2,500

Per the demand table above, the Average Daily Flow for the development is estimated at 4,300 gallons per day. This is based on the RIDEM expected flows which is considered to be a conservative estimate. Based on this average water consumption of 4,300 gallons per day, we calculate the maximum daily flow and maximum peak hourly flow on the following formulas:

Max Daily Flow = Average Daily Flow x Max Daily Multiplier

Max Daily Flow = 4,300 gpd x 1.65

**Max Daily Flow = 4,300 gpd = 180 gph**

Max Peak Hourly Flow = Average Daily Flow x Max Peak Hourly Flow Multiplier

Max Peak Hourly Flow = 4,300 gpd x 2.5

**Max Peak Hourly Flow = 10,750 gpd = 448 gph = 0.0166 cfs**

**5.0 SEWAGE DISPOSAL**

The Town of Middletown provides public sewer disposal along Aquidneck Avenue. The project proposes to tie into the main with a new 6-inch gravity flow sewer service to be located on the north side of the structure. The existing sewer service will be plugged and abandoned. The Town of Middletown Department of Public Works shall be contacted to confirm that sanitary sewer is available to service the project. All construction and design will be in accordance with the Town of Middletown "Use and Installation of Sewers."

The existing concrete 8-inch sewer main in Aquidneck Avenue has the following capacity. A conservative Manning's roughness coefficient and slope has been selected.

$$Q = 1.49 \times A \times R^{(2/3)} \times S^{(1/2)} / n$$

$$Q = 1.49 \times (0.349) \times (0.306) \times (0.1) / 0.013$$

$$Q = 1.22 \text{ cfs}$$

Assuming that the max peak hourly discharge flow corresponds to the max peak hourly water demand, the maximum capacity needed for the pipe is 0.0166 cfs. Since the maximum capacity of the pipe is 1.22 cfs and the added flow from is approximately 1.3% of the pipe capacity, the added discharge is unlikely to exceed the pipe flow capacity.

## **6.0 STORM DRAINS**

Under existing conditions, the property drains to Aquidneck Avenue. The roadway component is intercepted by the municipal stormwater system to the north. All existing runoff from the site is unmitigated and untreated.

In the proposed conditions, management of the peak rate of runoff and total volume runoff from the site will be achieved through the reduction in total impervious area on site. This reduction will occur at the front and rear of the site through the introduction of new landscaped and grass surfaces. Water quality will be provided through a combination of new pervious surfaces via the redevelopment regulations of the state stormwater manual and the provision of a subsurface sand filter which will treat rooftop runoff. Rooftop runoff in excess of the device capacity will overflow via two drain basin high flow outlets to paved surfaces in the parking lot. All runoff from the site will be via surface flow to the Aquidneck Avenue right of way. The proposed plan does include an upgrade to a substandard drain structure in Briarwood Avenue. This structure connects to an existing municipal drain manhole at the corner of Briarwood and Aquidneck which conveys stormwater to the state DOT drainage system in Aquidneck. This does not represent a new connection to the state drainage system; however, the rim of the existing manhole may need to be revised to meet the grade of the new concrete sidewalk.

For detailed description and calculations please refer to the project Drainage Report.



## **7.0 ELECTRIC SERVICE**

National Grid provides overhead electrical services along Aquidneck Avenue and Briarwood Avenue. The project proposes to tie into the adjacent overhead service on Briarwood Avenue at the southeast corner of the property. An underground service will be dropped from the pole to serve the hotel. This design is subject to review and approval by National Grid. All construction and design will be in accordance with the National Grid Rules and Regulations.

## **8.0 GAS SERVICE**

The project proposes to connect to the existing gas main in Aquidneck Avenue with a new service which will enter on the west side of the structure. The existing stub will be capped and abandoned in place. This design is subject to review and approval by National Grid Gas. All construction and design will be in accordance with the National Grid Rules and Regulations.

## **9.0 POLICE**

Police enforcement shall be provided by the Middletown Police Department. Since the project is surrounded by similar use developments, and does not contain any special or unusual features, the project should receive similar protection.

## **10.0 FIRE PROTECTION**

Fire protection shall be provided by the Middletown Fire Department. The structure will be provided with a fire connection from the main in Aquidneck Avenue for fire suppression sprinklers. Fire access to the site shall be from Aquidneck Avenue, from the proposed service drive on the north side of the structure, and from the parking lot to the south of the structure.

## **11.0 SCHOOLS**

The proposed use shall have no impact on the public school system.

## **12.0 EMERGENCY SERVICES**

Since the project is surrounded by similar use developments and does not contain any special or unusual features, the project should have similar access to emergency services.

## **13.0 PHYSICAL AND ECOLOGICAL CHARACTERISTICS**

### **13.1 Surrounding Lands**

Surrounding land uses along Aquidneck Avenue are primarily commercial including hotels, restaurants, and small retail and service stores. To the rear of the site, residential uses are present, as the character of the land turns to high density small single-family homes.

### **13.2 Wetlands**

No wetlands or other features protected by the state are known to exist on the site. The site is almost entirely developed with a structure and paved parking surfaces.

### **13.3 Flood Plain & Soils**

According to the Flood Insurance Rate Mapping for the Town of Middletown (Community Panel No. 44005C0181J, revised September 4, 2013), the site is located partially in Zone AE14. This is an area associated with coastal flooding with a base flood elevation of 14 (NAVD88); however, the structure itself is located in an "X" Zone (an area of minimal flooding). The first floor of the structure is expected to be at approximately elevation 15+/- (NAVD88).

The soil mapping unit for the site is NP – Newport Urban Land. This property has been used for residential or commercial uses since the construction of Aquidneck Avenue, as can be seen in historical photographs.

### **13.4 Vegetation**

There is no significant vegetation in the area of the development. A small band of grasses and shrubs are located along the east property line. It is not expected that the construction will impact this vegetation.

### **13.5 Wildlife Habitat**

Since the surrounding areas are largely developed with similar usages, the subject property is not considered a significant wildlife habitat. To the best of our knowledge, there are no endangered or threatened species living on the site.

### **13.6 Environmental**

The applicant will meet all environmental requirements of the Rhode Island Department of Environmental Management, the Coastal Resources Management Council, and the Town of Middletown. Construction of this development will improve the environmental conditions of the site with respect to peak run-off and water quality of the site stormwater discharge.

## **14.0 CHARACTER OF THE COMMUNITY**

### **14.1 Scenic**

An evaluation of the site surroundings reveals that the site is located in an area appropriate for a commercial hotel and restaurant project. The property is located in an area consisting of restaurants, lodging, and small retail services and sales. The area surrounding the proposed project is consistent with the character of the site itself. There is no scenic value to the site itself; however, views of Easton Pond the ocean are of value to the proposed use.

### **14.2 Archaeological Conditions**

There are no special or unique archaeological conditions on the site. If any archaeological artifacts or remains are found during construction, work will stop immediately and a historic/archaeological expert will be consulted to determine the significance of the find. The archaeological remains, if they are found to be significant, will be preserved based on the Town and expert's recommendation and/or opinion.

### **14.3 Scale**

The scale of the hotel will be to be similar to the surrounding uses. The proposed use will not exceed the lot coverage allowed by zoning code.

### **14.4 Placement**

The placement of the proposed hotel will meet all setback requirements of Middletown. Screening and general appearance were also considered during development so as to have the minimal impact to neighbors and traffic flow.

### **14.5 Lighting**

A lighting plan has been provided.

### **14.6 Use of Open Space**

No open space is proposed or required for this use.

### **14.7 Abutting Properties and Property Value**

This development will have no detrimental effects on abutting property values since abutting properties are of the same type of land use. The improvements along the street line (sidewalks and accessible ramps) shall only increase property values along this roadway.

**15.0 CONCLUSION**

It is the opinion of NE&C that this proposed development will have no negative environmental impacts on the Town of Middletown as a whole or to abutting property owners. The quality of the development and its intended purpose to provide desirable hotel lodgings will increase tourist revenues for the Town.