

CCE Development, LLC  
55 John Clark Road  
Middletown, RI 02842

July 21, 2021

Rita Lavoie  
Principal Planner / GIS Manager  
Town of Middletown  
350 East Main Road  
Middletown, RI 02842

RE: Development Impact Statement – 499 East Main Road, Middletown, RI

Dear Rita:

As the applicant for modifications to the above referenced property, I would like to provide the following information as required by the Zoning Code paragraph 310 – Development Impact Review:

*Impact Statement:*

The existing property currently houses both functional restaurant and office spaces. There are two proposed modifications to the property:

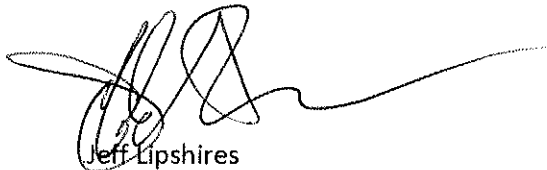
1. The proposed modifications to the existing structure will add roof dormers and small additions which will allow for additional second floor space, better flow through the building and a partitioning of the first and second floors. In addition to adding roof dormers, additional glazing will be added. The gable end of the building serving as the main entrance to the current and proposed office areas will also receive new windows similar to the prior historical condition. All modifications to the building will be made to complement and maintain the historic integrity of the structure. Please see the elevations and site plans included with this submission.

7/21/2021

2. The second proposed modification will be the addition of an accessory garage structure for loading, vehicles, storage etc. All materials and design will compliment the existing structure and leave the existing grange building as the primary architectural feature on the site.
  - a. Current traffic conditions on the site remain unchanged
  - b. Existing utility connections to the building remain unchanged
  - c. There are no wetlands or ecological impact and the characteristics of the site remain unchanged
  - d. There are no modifications to the existing site and no additional site lighting. The additional architectural improvements to the building will be complimentary to its historic character.

Drawings of the improvements are included with this submission. Please let me know if you should have additional questions or concerns.

Sincerely,



Jeff Lipshires

Member

CCE Development



# Town of Middletown Planning Department

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

## Application for Development Plan Review Certificate of Completeness

All applications for Development Plan Review must include:

- Pre-application meeting
- This Application Form
- All items on the Development Plan Review Submission Checklist

For Office Use Only	Date
Pre-application Meeting	_____
Referral from Zoning	_____
Certificate of Completeness	_____
Certificate of Incompleteness	_____
Distribution to TRC and R&U	_____
Public Notice Advertisement (14 days prior in newspaper)	_____
Abutter Notification (200ft, 14 days before hearing)	_____
Ad and Notification Costs	\$ _____
Ad and Notification Reimbursement	_____
TRC Meeting	_____
TRC Decision	_____
Planning Board Deadline (60 days from TRC referral)	_____
Planning Board Meeting	_____
Planning Board Decision	_____

APPLICATION FORM			
Project Name		MODIFICATIONS TO 499 EAST MAIN ROAD.	
Property Owner Name	499 EAST MAIN LLC	Applicant (if different from owner*) Name	CCE DEVELOPMENT
Address	499 EAST MAIN RD MIDDLETOWN RI 02842	Address	55 JOHN CLARK RD MIDDLETOWN RI 02842
Email address	RALPH.PLUMB@gmail.com	Email address	CCEDEVELOPMENTLLC@gmail.com
Phone Number	(401) 862 3360	Phone Number	(888) 301 0076
* A signed letter from owner(s) authorizing application is required if applicant is not the owner			
Plat & Lot Number(s)		MAP 113 LOT 27	
Area of Subject Property		Zoning District(s) OBA	
Type of Development			
<input type="checkbox"/> New Development <input checked="" type="checkbox"/> Addition <input checked="" type="checkbox"/> Renovation <input type="checkbox"/> Site Change <input type="checkbox"/> Other			
Project Description			
ADDITION OF ROOF DORMERS TO EXISTING BUILDING EXCLUDING SMALL ADDITIONS. ADDITION OF ACCESSORY GARAGE STRUCTURE. ALL MATERIALS TO BE COMPLIMENTARY TO EXISTING STRUCTURE.			
Signed by Owner		Date 07/21/21	
Signed by Administrative Officer (when complete)		Date _____	



State of Rhode Island  
Department of State | Office of the Secretary of State  
Nellie M. Gorbea, Secretary of State

### CERTIFICATE OF GOOD STANDING

I, Nellie M. Gorbea, Secretary of State and custodian of the seal and corporate records of the State of Rhode Island, hereby certify that:

#### **CCE Development, LLC**

is a Rhode Island Limited Liability Company organized on **April 22, 2021**.

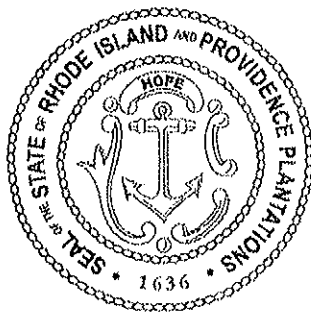
I further certify that revocation proceedings are not pending; articles of dissolution have not been filed; all annual reports are of record and the company is active and in good standing with this office.

This certificate is not to be considered as a notice of the company's tax status, financial condition or business practices; such information is not available from this office.

SIGNED and SEALED on

May 07, 2021

Secretary of State



Certificate Number: 21050033680

Verify this Certificate at: <http://business.sos.ri.gov/CorpWeb/Certificates/Verify.aspx>

Processed by: klynch

499 East Main Road, LLC  
P.O. Box 528  
Portsmouth, RI 02871

June 22, 2021

CCE Development, LLC  
45 Kay Street  
Newport, RI 02840

Dear Jeff/CCE Development,

Please accept this letter as proof of authorization for the Application for Development Plan Review for the property located at 499 East Main Road, Middleton, RI 02842, which we have brought under contract per the Purchase & Sale Agreement signed on May 29<sup>th</sup>, 2021.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ralph Plumb', with a stylized flourish at the end.

Ralph Plumb

**ABUTTERS LIST 200'**  
**Plat 113, Lot 27**

**PLAT 113**

<u>Lot(s)</u>	<u>Owner(s)</u>
26	GRJ Middletown LLC 33 East 33 <sup>rd</sup> Street New York, NY 10016
28	State of Rhode Island and Providence Plantations 65 Valley Road Middletown, RI 02842
29	Raymond J. & Dianna McKenna 1204 Aquidneck Avenue Middletown, RI 02842
30	Michael Miles Kane and Michele V. Thurman, Trustees Kane Irrevocable Trust 1194 Aquidneck Avenue Middletown, RI
30A	Stig A. & Ann L. Arnesen 2 Park Drive Middletown, RI 02842
31	Benjamin V. & Gretchen Jenkins 2 ½ Park Drive Middletown, RI 02842
31A	Karl & Nancy Hamilton 4 Park Drive Middletown, RI 02842
154/155	NIA Realty, LLC 460 East Main Road Middletown, RI 02842

- 156 Theodore V. & Theresa A. Flaherty  
480 East Main Road  
Middletown, RI 02842
- 157 Richard R. Breen  
484 East Main Road  
Middletown, RI 02842
- 157A Mark E. & Kimberly A. Pachico  
496 East Main Road  
Middletown, RI 02842
- 158A Bank of America  
Attn: Corporate Real Estate  
NC1-001-03-81  
101 N Tryon Street  
Charlotte, NC 28255
- 190 EM Middletown Dev, LLC  
3302 East Main Road  
Portsmouth, RI 02817
- 194/196 AQUIDNECK ARTISTS STUDIO LLC  
181 Bellevue Avenue, #315  
Newport, RI 02840
- 198A Town of Middletown  
26 Oliphant Lane  
Middletown, RI 02842
- 15801 Jason S. Bazarsky  
15803 678 Aquidneck Avenue  
Middletown, RI 02842
- 15804 NEVLEV MANAGEMENT LLC  
510 East Main Road, Unit 4  
Middletown, RI 02842

- 15806 510 East Main Road LLC  
510 East Main Road, Unit 6  
Middletown, RI 02842
- 15808 Elizabeth E. Walker  
510 East Main Road, Unit 8, 9 & 10  
Middletown, RI 02842
- 15811 Our Aquidneck Life LLC  
8 Cheryl Avenue  
Portsmouth, RI 02871
- 15812 Debra R Sheehan  
110 Carter Drive  
Portsmouth, RI 02871



Activity Name	Duration (Days)	Start Date	Finish Date	Predecessors	Aug 21							Sept 21							Oct 21							Nov 21							Dec 21							Jan 22							Feb 22						
					1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27																		
1 CCE Developments 499 East Man Road	109.00	9/2/21	2/1/22																																																		
2 Existing building Modification	75.00	9/2/21	12/15/21																																																		
3 Mobilize site	5.00	9/2/21	9/8/21																																																		
4 Demolition	10.00	9/9/21	9/22/21	3																																																	
5 Framing	20.00	9/23/21	10/20/21	4																																																	
6 Rough MPE	15.00	10/21/21	11/10/21	5																																																	
7 Board and plaster	5.00	11/11/21	11/17/21	6																																																	
8 Interior and Finishes	15.00	11/18/21	12/8/21	7																																																	
9 Painting	5.00	12/9/21	12/15/21	7, 8																																																	
10 Access Garage	105.00	9/20/21	2/1/22																																																		
11 Excavation Foundation	10.00	9/20/21	10/1/21	3																																																	
12 Formwork	15.00	10/4/21	10/22/21	11																																																	
13 Framing	40.00	10/25/21	12/17/21	12																																																	
14 Ext. Finishes	20.00	12/20/21	1/14/22	13																																																	
15 MEP	20.00	12/20/21	1/14/22	13																																																	
16 Finishes - Bathrooms, etc	20.00	1/17/22	2/11/22	15																																																	
17 Punch list	10.00	2/14/22	2/25/22	15, 16																																																	
18 Final Completion	1.00	2/28/22	2/28/22	17																																																	