

DEVELOPMENT PLAN REVIEW SET JULY 01, 2021
NEWPORT NATIONAL GOLF CLUB WEST COURSE
MIDDLETOWN, RHODE ISLAND

Supporting Documents Volume 2

Development Impact Statement - Newport National West Course by DiPrete Engineering dated July, 01, 2021.
(This supercedes the Development Impact Statement by DiPrete Engineering in Supporting Documents Volume 1 which was dated January 27th, 2021)

Middletown Newport National Golf Course Development Impact Review Report by Newport Appraisal Group dated September 19th, 2019

Amended Conservation Easement with Aquidneck Island Land Trust dated July 24, 2006

EXHIBIT "A"

EXHIBIT "B"

EXHIBIT "C"

EXHIBIT "D"

EXHIBIT "E"

Development Impact Statement - Newport National West Course by DiPrete Engineering dated July, 01, 2021.
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DiPrete Engineering

September 13, 2019

Updated January 27, 2021

Updated July 1, 2021

Ronald M. Wolanski, AICP, Director of Planning & Economic Development
Middletown Department of Planning & Economic Development
350 East Main Road
Middletown, RI 02842

**RE: Development Impact Statement
Newport National West Course
Middletown, RI
AP 124 Lot 29**

Dear Mr. Wolanski:

On behalf of the applicant, Newport National Real Estate, LLC, we have prepared this letter to provide information for the Development Plan Review of the project. The applicant is proposing a 9-hole golf course with associated Clubhouse and parking area on AP 124 Lot 29 located in Middletown, RI. The parcel has a total area of approximately 171.3 Acres and is currently zoned Open Space (OS). The parcel of land is accessible from Wyatt Road to the south and Mitchell's Lane from the east. The site is located to the east of the East Meadow subdivision (Meadow Lane), to the south of open space owned by the Town, to the west of single-family residential properties, and to the north of athletic fields, residential and agricultural properties. The zoning surrounding the site consists of Medium Density Residential (R-30), and Low Density Residential (R-40 and R-60). The golf course use is allowed by right in an Open Space (OS) District.

The following items are provided for review in accordance with §310(B)(1) Development Impact Statement:

(a) Traffic and parking conditions on site and within the surrounding area.

See the Traffic Impact Study prepared by BETA for detailed traffic information.

As shown on Sheet 9, the pervious parking area proposes 242 total parking spaces. This is greater than the minimum requirement of 206 spaces, based on the proposed uses of golf course with dining facilities.

(b) Municipal utilities and services, including water supply, sewage disposal, storm drains, police, fire protection, emergency services, schools, and other town services.

Water supply

A water main extension on Wyatt Road with service provided to the clubhouse are proposed for the development. The plans for extension are currently under review by the City of Newport Department of Utilities.

Sewer disposal

A request for water availability has been sent to the Middletown Public Works Department for review and confirmation. As shown within the water and sewer request letters, the total anticipated daily Clubhouse water flow is 18,560 gallons per day. A gravity sewer service is proposed to exit the north side of the Clubhouse and flow beneath the driveway to a sewer pump station. From this station, a sewer force main will convey effluent approximately 2,200' to the 8" main located on Meadow Lane across an approved wetlands crossing (RIDEM Freshwater Wetlands App No. 07-0229). A return availability letter from the Middletown DPW was issued on May 22, 2020.

Storm drains

A series of storm drain structures and pipes are proposed throughout the development to collect drainage in accordance with the topography of the course provided by the architect. The pervious parking area will largely flow into a bioretention swale prior to discharging to the adjacent wetlands area, with the most of the remainder of the site discharging to the Irrigation Pond in the southwest corner of the parcel. Final outlet from the Irrigation Pond will flow through a long level spreader into the north side Wyatt Road swale, with immediate discharge to Maidford River.

Police/fire protection and emergency services

The size and scale of the proposed development will not disrupt the neighborhood or the privacy of the abutting landowners, and will not put an undue burden on Town services. The driveway into the site provides sufficient access for municipal vehicles as it is proposed with 24' width. Sufficient parking well within the interior of the site is provided as stated above, and therefore will not create street parking along Mitchell's Lane which this roadway is not suited to provide. The parking lot provides adequate space for a turnaround by emergency vehicles.

Schools

Not applicable: this project is not residential and will not increase the Town's population. The golf course is located entirely outside of the existing athletic fields to the south and will not inhibit the use of these facilities.

(c) The physical and ecological characteristics of the site and surrounding land, including wetlands, floodplain, vegetation, wildlife habitat, and other environmental conditions.

Wetlands

The project has received a new Insignificant Alteration Permit (No. 20-0019) from RIDEM Office of Water Resources dated January 26, 2021. This development, through the use of best management practices, erosion control, and stormwater management, will not impact the adjacent wetland values.

Floodplain

There are no FEMA floodplains mapped on the subject property. Due to the stormwater mitigation proposed for this development, the stormwater flow will be decreased from pre to post-development conditions, and therefore no flooding problems will be created.

Vegetation and wildlife habitat

The proposed recreational use of this land will allow opportunities for abundant landscaping and wildlife habitat. The golf course is proposed in almost entirely existing cleared areas, which will be re-graded and re-vegetated to create a suitable habitat for wildlife species attracted to grass/shrub environments, in addition to providing the golfers the best possible experience.

Other conditions

In addition to the main use of the development, the applicant has worked closely with the Aquidneck Land Trust (ALT) to provide a trailhead and bridle path around the perimeter of the property. This will allow for additional recreational opportunities for pedestrians and horseback riders, and enjoyment of the landscaping and natural environment of the property.

(d) The character of the community, including scenic, historic and archeological conditions; scale, placement, lighting, parking, and use of open space.

Scenic, historical and archeological conditions

As noted above, the scenic conditions of the site will be enhanced by the proposed primary recreational use as well as by the proposed perimeter bridle path. There are no known archeological features within the parcel.

Scale, placement, lighting, parking, and use of open space

This project proposes a 9-hole golf course in order to be most compatible with the site conditions and the surrounding area. This development was proposed at the minimum possible scale to be viable while also not placing an undue strain on the environment or surrounding community. The placement of this golf course is compatible with the existing 18-hole Newport National Golf Course across Mitchell's Lane to the east. As shown on the plans and traffic report, a roadside cart path is proposed to a well-signed crossing in order to provide easy access between the facilities. The parking area is proposed well within the interior of the parcel away from Mitchell's Lane. Ornamental-style lighting for safety will be proposed along the entry driveway and within the parking areas. The zoning of the property will remain as Open Space.

If you have any further questions regarding the findings in this statement, please feel free to contact us.

Sincerely,
DiPrete Engineering Associates, Inc.



Kevin DeMers, PE
Project Manager

Middletown Newport National Golf Course Development
Impact Review Report by Newport Appraisal Group dated
September 19th, 2019

NEWPORT APPRAISAL GROUP, LLC

REAL ESTATE CONSULTANTS & APPRAISERS

DATE: September 19, 2019

TO: Robert M. Silva, Esquire
Silva Thomas Martland & Offenberg, LTD.
1100 Aquidneck Avenue
Middletown, Rhode Island 02885

FROM: J. Nathan Godfrey
Newport Appraisal Group, LLC
221 Third Street
Newport, Rhode Island 02840

RE: Newport National West Course
Wyatt Road and Mitchells Lane
Middletown, Rhode Island 02842

I have researched the proposal seeking to develop a nine-hole golf course (the west course) on the west side of Mitchells Lane. This course is intended to be integral and complimentary to the existing 18-hole course/facility (the east course) situated on the east side of Mitchells Lane. The purpose of my research, conclusions and reporting is to determine if the proposal is consistent with the Comprehensive Community Plan and Section 310 – *Development Impact Review* of the Middletown Zoning Ordinance. Finally, the research is to establish if the proposal would have any impact on the general character of the surrounding area or the community at large. The conclusions reached in my analyses are based on my education, training, expertise and knowledge of land use as of the effective date of this report, September 4, 2019. The subject property is identified as follows:

- Tax Assessor’s Map 124 Lot 29
- Newport National Real Estate LLC (owners)
- Legal Description is found in Land Evidence Records Book 1462 at page 104

**Consulting Report
West Main Road, Plat 106 Lot 55
Middletown, Rhode Island**

Consulting Problem/Purpose and Intended Use of this Consulting Service

The purpose of my research, conclusions and reporting is to determine if the proposal is consistent with the Comprehensive Community Plan and Section 310 – *Development Impact Review* of the Middletown Zoning Ordinance. Finally, the research is to establish if the proposal would have any impact on the general character of the surrounding area or the community at large. The conclusions reached in my analyses are based on my education, training, expertise and knowledge of land use as of the effective date of this report, September 4, 2019.

The intended use of this report is to provide a summary of my analyses and conclusions and to provide a supplemental narrative to my testimony with regards to this proposal.

The Proposal and Project Summary

The proposal seeks to develop a 9-nine hole golf course, a club house, a maintenance building and associated parking. This project is part of the original and existing Newport National Golf Club development. The existing facility includes an 18-hole golf course and temporary facilities. Upon completion, the proposed club house on the West Course will become the principal club facility.

The West Course parcel is located on the westerly side of Mitchells Lane just northerly of Wyatt Road. This is a 171.27± acre parcel that is zoned Open Space. The parcel is currently undeveloped and is cleared fields and field crops.

Client Relationship

My clients for this assignment are the owners and applicants, Newport National Real Estate, LLC. My compensation for this consulting service is not contingent upon the outcome of the application pending before the municipality.

**Consulting report
West Main Road, Plat 106 Lot 55
Middletown, Rhode Island**

Scope of the Assignment

In performing this consulting assignment, the research process consisted of:

- Physical inspection of the subject location and neighborhood was conducted on June 3, 2019.
- Research on the general neighborhood and surrounding areas;
- Research on the golf industry locally and regionally;
- Evaluated the data, reconciled and formed an opinion, and provided a summary report.
- Review of Section 310 – Development Impact Review in the Middletown Zoning Ordinance.

Summary of Work Plan

In order to evaluate the impact of this proposal on the character of the area I performed the following tasks:

- Conducted a survey of land uses in the area to establish the character of the neighborhood.
- Inspected the subject location, and reviewed the application.
- Interviewed the applicant’s attorney and other project professionals to ensure that I understood the nature and character of the intended uses.
- Reviewed the traffic plan and other file material.
- Evaluated the proposed uses of the property to determine if there were any features of the petition that might have a negative impact on the character of this neighborhood or be detrimental to surrounding property values; and,
- Evaluated the application to determine if these proposals conform to the current municipal land use policy for this class of use.

**Consulting report
West Main Road, Plat 106 Lot 55
Middletown, Rhode Island**

Market Findings

1. The parcel is zoned Open Space and appears to be appropriately zoned. There is no indication that this area is inappropriately zoned as the Current Land Use Map, Future Land Use Map, Zoning Map and the Comprehensive Community Plan are consistent with no proposed zone changes.
2. The surrounding uses are predominately medium to low density residential development with the East Course across the street. There are agricultural crops, municipal playing fields and farm stands in the area.
3. There are no incompatible uses or inappropriate land uses in the area.
4. The lot is significantly larger than surrounding parcels.
5. The Newport National Golf Club has been an on-going/existing project for the past 16 years.

Comprehensive Community Plan Findings

The Comprehensive Community Plan as viewed from the Town of Middletown website is noted as January 1, 2014 edition.

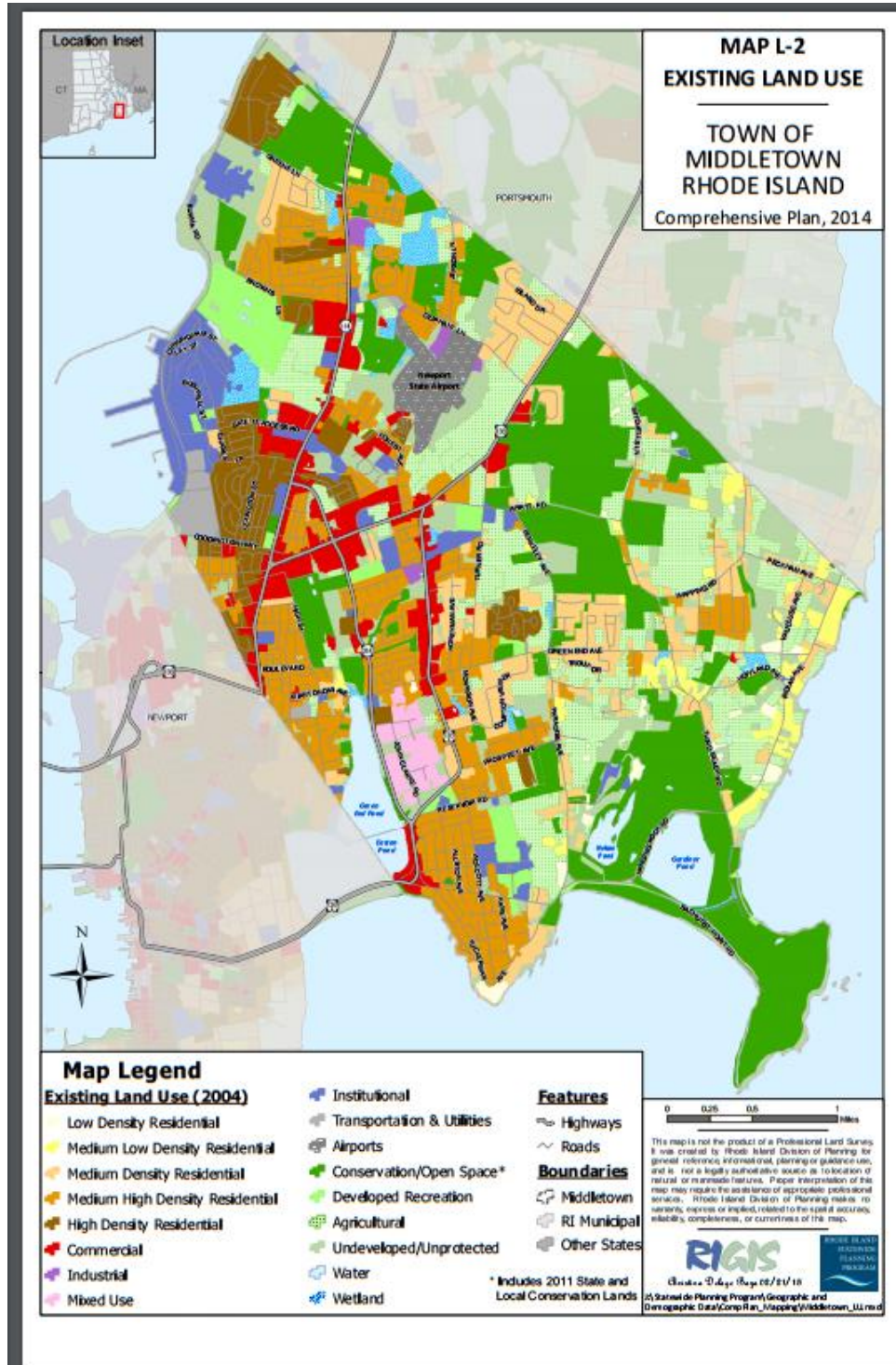
The Comprehensive Community Plan provides a vision for the town that includes the following land use objectives:

- Preserve town character
- Preserve town scale
- Promote compatibility of land uses

As a baseline reference, the Existing Land Use Map is provided on the next page. The subject property and the East Course are both categorized as *Conservation/Open Space*. This is consistent with the zoning district, legal limitations and existing uses.

Consulting report
West Main Road, Plat 106 Lot 55
Middletown, Rhode Island

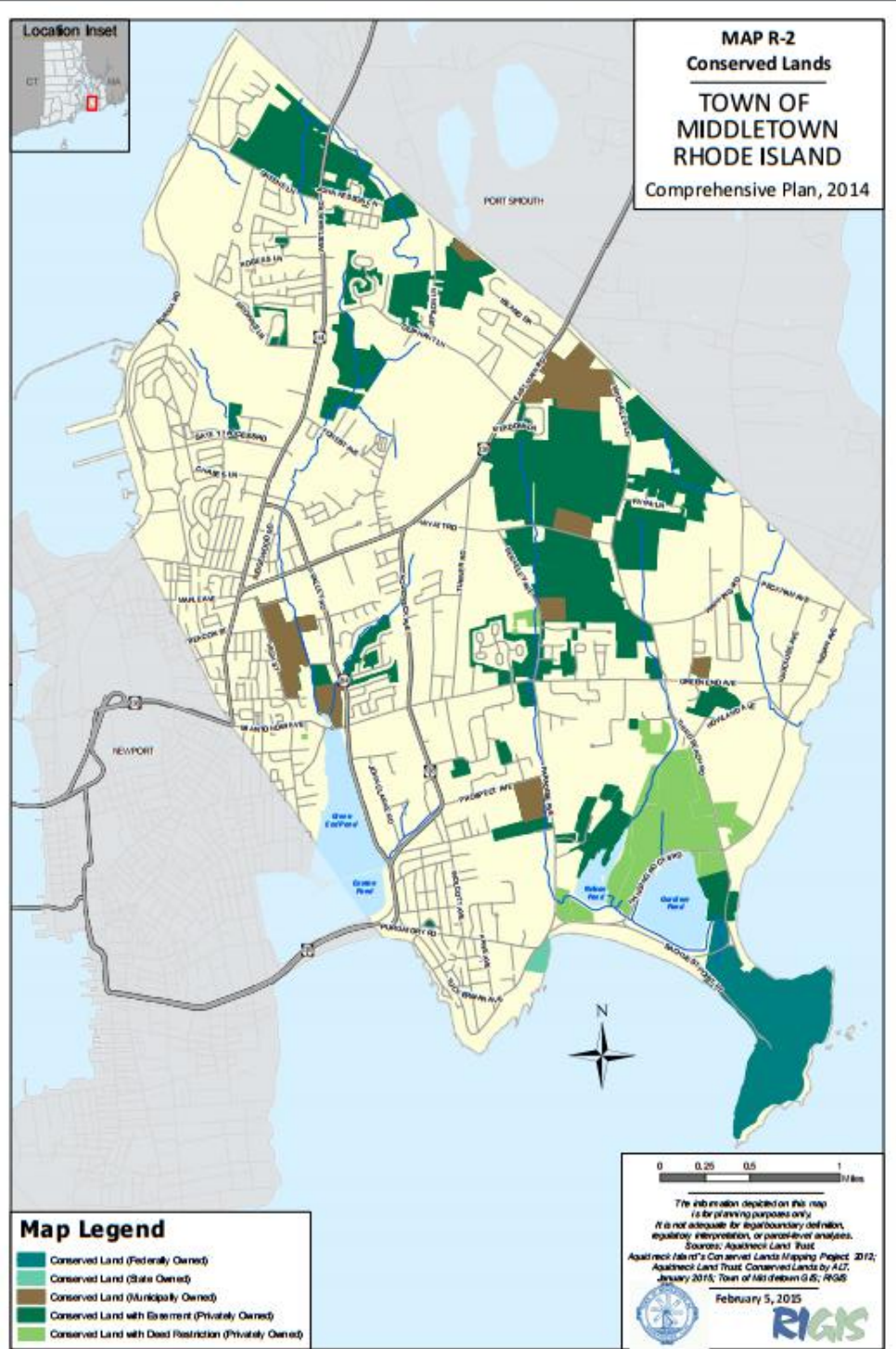
Existing Land Use Map



Consulting report
West Main Road, Plat 106 Lot 55
Middletown, Rhode Island

Both the East Course and West Course are categorized as Conserved Land.

Conserved Land Map



**Consulting report
West Main Road, Plat 106 Lot 55
Middletown, Rhode Island**

The Greenways Map is presented below. The both the West Course and East Course are part of the Sakonnet Greenway with existing trail systems. The existing trail systems are preserved and are a complimentary land use with the development of the West Course. The subject parcel is one of the largest parcels that comprise the Sakonnet Greenway.

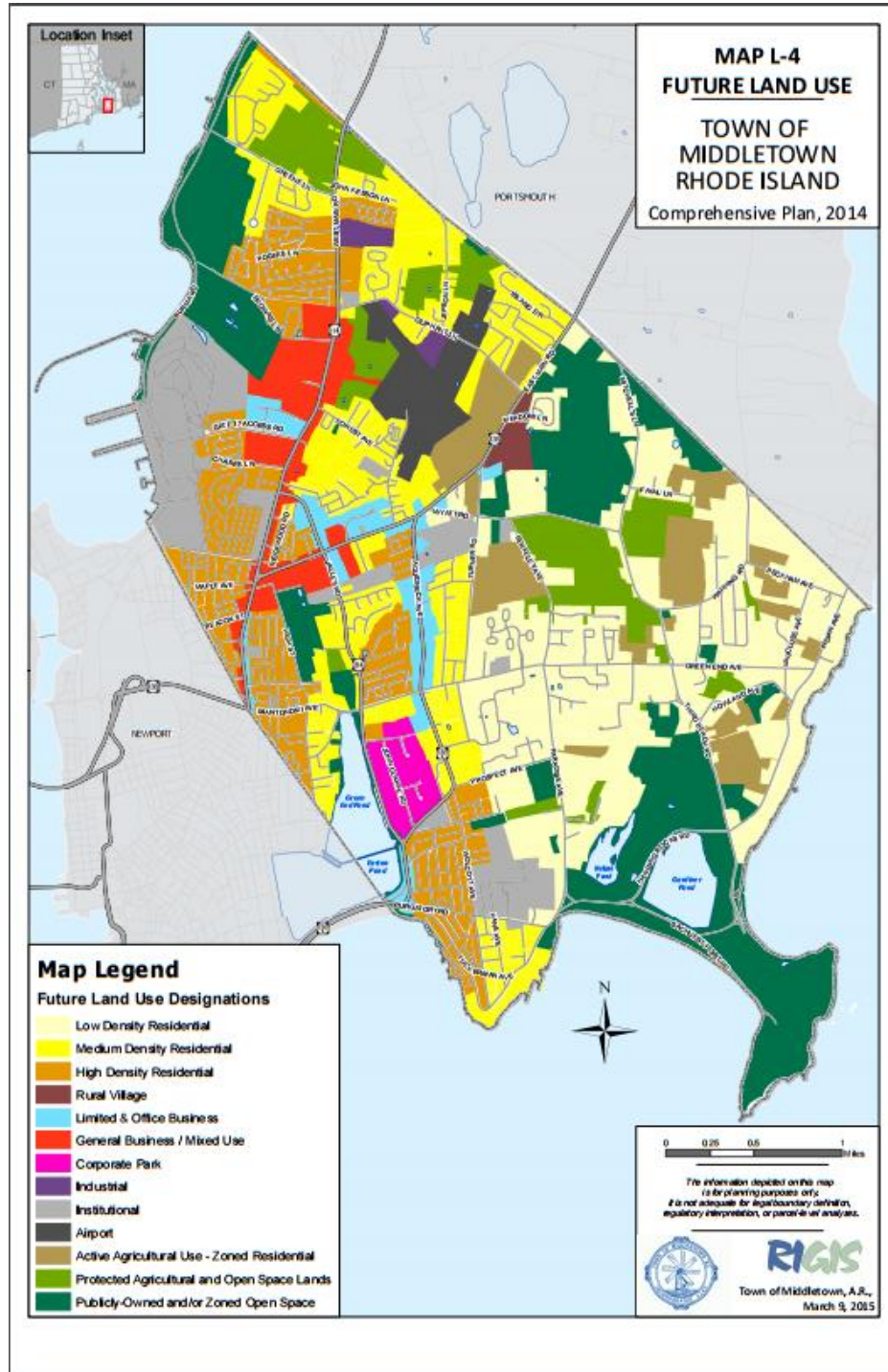
Greenways Map



Consulting report
West Main Road, Plat 106 Lot 55
Middletown, Rhode Island

Finally, the Future Land Use Map is presented. Both the East and West Courses are categorized as *Publicly Owned and/or Open Space*.

Future Land Use Map



**Consulting report
West Main Road, Plat 106 Lot 55
Middletown, Rhode Island**

The Middletown Comprehensive Community Plan details seven specific policy goals under the Land Use element. One of the specific goals of the Land Use Element is stated as follows: *L-IV.B. Preserve and/or establish natural resource connections such as greenways, blueways, and wildlife corridors.*

The proposal seeks to develop the West Course as envisioned for 16+ years. The Comprehensive Community Plan reflects that mutual long-term planning (between the town, Aquidneck Land Trust and Newport National Golf Course) in the previously presented maps. The golf course is an existing use in the neighborhood.

As a result of my site inspection, review of the submitted materials and review of the Comprehensive Community Plan, I am of the professional opinion that this is an appropriate use. The Comprehensive Community Plan has identified greenways, open space and conservation efforts as measures to preserve town character, preserve town scale and promote compatibility of land uses. The proposal is consistent with the intent and spirit of the Middletown Comprehensive Community Plan.

Zoning Ordinance Findings

The Middletown Zoning Ordinance provides specific language regarding the subject parcel and the West Course. The Ordinance was adopted January 18, 2005.

Analysis

Development Impact Review can be viewed as a ‘before’ and ‘after’ scenario. The surrounding area should be examined for land use and property value trends before such a use is allowed and then examined after the introduction of the proposed use. The proposed use is the West Course.

The most common elements for impact on nearby property values can usually be categorized by the following hierarchy with descending levels of potential impact. I will discuss each of these categories and how they relate to the proposed use.

1. Hazardous material
2. Odor
3. Noise

**Consulting report
West Main Road, Plat 106 Lot 55
Middletown, Rhode Island**

4. Traffic
5. Stigma
6. Appearance

Hazardous material

There are no hazardous materials associated golf course uses. Fertilizers and maintenance equipment will be appropriately stored and handled by qualified professionals.

Odor

The golf course use produces no odors.

Noise

The Town of Middletown has performance standards with regards to noise. Any noise associated with the proposed use will be well within permitted levels.

Traffic

A Traffic Impact Study has been provided by BETA Group, Inc. There is a Conclusions and Recommendations section. In short, the proposal does not have a negative impact on traffic. Parking conditions are addressed in the proposal.

Stigma

There is no stigma associated with golf courses. Stigma generally refers to uses such as adult establishments, prisons, and so forth.

Appearance

The West Course has been engineered by design professionals. The clubhouse design is presented. This proposal would not impact any abutter's solar rights. In fact, the proposed West Course would insure the skyline, horizon and night time dark sky are preserved.

From a land use perspective, the subject site and neighborhood in general are well suited and appropriate for this type of use. There is no evidence to suggest that these uses are inappropriate for the area or incompatible with the existing land uses.

**Consulting report
West Main Road, Plat 106 Lot 55
Middletown, Rhode Island**

Therefore my professional opinion is that if the subject property were developed as outlined in this application, the ‘after’ scenario would be no different than the ‘before’ scenario. There is no element of the proposed plan that would create a nuisance or hazard that I could identify.

Required Findings

Section 310 – Development Impact Review requires the applicant to specifically address the following:

- (a) Traffic and parking conditions on site and within the surrounding area;
- (b) Municipal utilities and services, including water supply, sewage disposal, storm drains, police, fire protection, emergency services, schools, and other town services;
- (c) The physical and ecological characteristics of the site and surrounding land, including wetlands, floodplain, vegetation, wildlife habitat, and other environmental conditions;
- (d) The character of the community, including scenic, historic and archaeological conditions; scale, placement, lighting, parking, and use of open space.

With regards to Section 310:

- The traffic and parking conditions have been examined and addressed in the Traffic Impact Study (BETA Group, Inc.)
- The impact on municipal utilities and services is significantly less than most other uses. The water supply, sewage disposal and storm drains will be addressed by qualified professionals. There is no expectation of required police service. Access has been reviewed by the Fire Department. There is no burden on the school system as a result of this proposal.
- The physical and ecological characteristics have been considered. All existing greenway trails remain in their current configuration. Wetlands and buffers have been maintained. All equipment and materials are secured and stored.
- The character of the community is preserved (see previous analysis). Virtually all scenic view corridors are maintained. Stone walls are preserved. The Comprehensive Community Plan identifies this is an on-going open space project.

Consulting report
West Main Road, Plat 106 Lot 55
Middletown, Rhode Island

- The proposed plan was reviewed in light of the Comprehensive Community Plan. The intent and purpose of that document is to preserve the town character and promote appropriate land use. There is no new residential development, retail or big box development as a result of this proposal. My professional opinion is that the application is consistent with the Comprehensive Community Plan.

Certification

I certify, to the best of our knowledge and belief:

- Reported statements of fact are true and correct.
- Reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no professional interest or bias with respect to the parties involved.
- My compensation is not contingent upon the reporting of a predetermined value/opinion or direction in value/opinion that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event.
- J. Nathan Godfrey made a personal visit to the real estate that is the subject of this report. No one provided significant professional assistance to the persons signing this report.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Nathan Godfrey". The signature is written in a cursive, flowing style with a prominent initial "J" and a long, sweeping underline.

J. Nathan Godfrey
Rhode Island Certification CGA.0A00479

Qualifications of J. Nathan Godfrey

Office: 221 Third Street, Newport, Rhode Island 02840
Phone (401) 846-1356, Fax (401) 846-8952

Position: Principal/Managing partner - Commercial and residential property consultant

Certifications: State of Rhode Island Appraiser, CGA.0A00479

Education: Johnson and Wales College, Bachelor of Science, 1985

Appraisal Courses Completed:

Appraisal Institute - Income Valuation of Small Mixed Use Properties (2001)
Appraisal Institute – Highest & Best Use and Market Analysis (2000)
Appraisal Institute - Standards of Professional Practice, Part C (1998)
Appraisal Institute - Standards of Professional Practice, Part B (1995)
Appraisal Institute - Standards of Professional Practice, Part A (1993)
Appraisal Institute - Capitalization Theory & Technique, Part A (1992)
Appraisal Institute - 101/Introduction to Appraising (1992)

Seminars:

Appraisal Institute – 2001 USPAP Update (2001)
Appraisal Institute - Federal Land Exchanges & Acquisitions (2000)
Appraisal Institute - Marina Valuation Seminar (1999)
Appraisal Institute - Appraising High Value and Historic Homes (1997)
Appraisal Institute - State Department of Transportation Condemnation (1996)
Appraisal Institute - Appraising 1-4 Family Income Producing Properties (1996)
Appraisal Institute - USPAP Update and Informational Review (1995)
Appraisal Institute - The Appraiser as Expert Witness (1995)
Appraisal Institute - Data Confirmation and Verification Methods (1995)
Appraisal Institute - Appraisal of Retail Properties (1995)
Appraisal Institute - Market Extractions - Income Properties (1995)
Appraisal Institute - Americans with Disabilities Act Seminar (1992)
National Business Institute – Current Issues in Subdivision and Zoning Law (2001)
National Business Institute – Land Use Planning & Eminent Domain in RI (2000)
Lincoln Institute of Land Policy – Valuing Land Affected by Conservation Easements (2001)

Qualifications of J. Nathan Godfrey

Professional Experience:

Newport Appraisal Group, LLC (1997 through present) Principal & Managing Member. Commercial and residential property valuation, expert testimony, consulting services, tax appeal representation.

Hogan Appraisal Associates, Inc. (1991 through 1996) Commercial and residential property valuation and data collection

Expert testimony: New York Supreme Civil Court, Manhattan District

Expert testimony in Rhode Island: Burrillville, Charlestown, Jamestown, Middletown, Newport, Portsmouth, Richmond, South Kingstown, Smithfield, Tiverton, Warren and Westerly Zoning Boards of Review, Middletown Town Council

Expert testimony in Massachusetts: Belmont, Brookline, Canton, Concord, Easton, Hopkinton, Mattapoisett, Milton, North Andover, Sharon, Somerset, Stow, Sudbury, Walpole, Westwood Zoning Boards of Review

Lectures:

Rhode Island Land Trust Conference, Reviewing Appraisals and Assessing the Market, 1999

Rhode Island Bar Association, Conservation Donations and the Appraisal Process, 1999

Community Service:

Member of the Rhode Island Real Estate Appraisers Board (1999-2004), Member of the Zoning Board, Town of Narragansett (2004-2008)

	<p>State of Rhode Island and Providence Plantations Department of Business Regulation Real Estate Appraisers Section John O. Pastore Complex, Bldg. 69-1 1511 Pontiac Avenue Cranston, RI 02920-0942</p>	
<h3>Certified General Appraiser</h3>		
Certification No. <u>CGA.0A00479</u>	This Certification Expires on: <u>04/13/2021</u>	
<p><i>(In accordance with Title V, Chapter 20.7 of the General Laws of Rhode Island relating to Real Estate Appraisers) Pursuant to vested authority and having received full payment of the required fee, the Department of Business Regulation has licensed/certified</i></p>		
<p>J. Nathan Godfrey</p>		
<p><i>The person named herein may engage in the business of appraisal practice, provided he shall in all respects conform to the Provisions of Title V, Chapter 20.7 of the General Laws of Rhode Island 1987, as amended, and the rules and regulations issued under authority thereof, beginning <u>04/14/2019</u> and ending <u>04/13/2021</u> unless this license is suspended revoked or voluntarily returned to the Department during this period.</i></p>		
<p> Chairperson, Real Estate Appraisers Board</p>		