



Town of Middletown Planning Department

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

Notice of Planning Board Decision/Recommendation

To: James Miller, Chairman
Middletown Zoning Board of Review

From: Paul A. Croce, Chairman
Middletown Planning Board

Date: August 13, 2021

Re: Application for Development Plan Review by Building of Taste, LLC for alterations to a façade of an existing commercial building facing a public right-of-way and accompanying site work, and request for waivers from certain commercial development design standards of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, and recommendation to the Zoning Board of Review on the application for development in Zone 1 of the Watershed Protection District. Property located at 170 Aquidneck Ave, Tax Assessors Plat 115SE lots 145, 146, and 147.

During its meeting of August 11, 2021, the Planning Board considered the above referenced application. At the conclusion of the public hearing a motion was made and duly seconded and voted unanimously to forward a positive recommendation to the Zoning Board of Review regarding the development plan review (DPR) application and special use permit application for development within Zone 1 of the Watershed Protection District. The plans subject to this review and recommendation include the following:

- Site plan prepared by Darveau Land Surveying, Inc., dated July 14, 2021
- Building elevations by Christopher Arner Architect, dated June 21, 2021
- Landscape plan & Landscape Maintenance Plan by Dan Gordon Landscape Architects, dated July 15, 2021
- Trash enclosure and receptacle Plan by Christopher Arner Architect, dated August 11, 2021

The recommendation and DPR approval are subject to the following conditions of approval:

1. Prior to permitting, the landscape management plan shall be updated to include replacement of plantings that die, and a schedule for pruning and removing deadwood and cross branching of trees.
2. The builder is required to comply with the provisions of the town's storm water management ordinance (Chapter 153), and construction site runoff and erosion control (Chapter 151). The use of pervious paving and other methods to promote infiltration of storm runoff should be considered as means of meeting the requirements of Chapter 153.

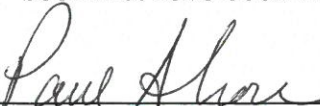
3. The use of lawn chemicals, fertilizers, and other chemicals with the potential to adversely impact ground and surface water quality shall be prohibited within Watershed Protection District, Zone 1.
4. Tenant storage units currently located on the site must be removed at the expiration of current lease.
5. Prior to permitting the applicant shall discuss with the current tenant the possibility of removing existing storage units prior to the end of the current lease, and report the results of the discussion to the Town Planner.

Waivers granted from the commercial development design standards of Section 521 of the *Middletown Rules and Regulations Regarding the Subdivision and Development of Land* as follows:

1. 521.2C Building exteriors and roofs constructed of traditional materials such as wooden clapboards, shingles, patterned shingles, brick or stone (synthetic materials require Planning Board approval). **Synthetic Azek trim is proposed.**
2. 521.3.B Planted landscaping occupies a minimum of 25% of the project area. **Landscaped area is 17% of site area.**
3. 521.3.C Screening element such as plantings, stone walls, berms and/or fences (or a combination) provided along all property lines. **No screening elements along front or rear property line.**
4. 521.3.D1 A landscaped buffer at least 10' is provided along all property lines (may be reduced if stone wall used as screening element). **The landscaped area on southerly property line is 9 feet wide, a portion of the northerly property and westerly line lacks any landscaped area.**
5. 521.3.D3 A landscaped buffer at least 10' wide, which is defined by curbing and may include sidewalks but must include a minimum 5' planting strip, is provided between buildings and parking lots/driveways. **A 10-foot landscaped buffer is not provided between the building and parking lot on all sides.**
6. 521.3.F1 Deciduous Street trees- Planted along street side property boundary, private streets, and internal driveways. Planted in planter strips or tree wells located between the sidewalk and curb. Spaced no further apart than 30' on center. **Only 1 street tree is provided where a tree is required no more than every 30 feet.**

Findings made:

1. The granting of approval will not result in conditions inimical to the public health, safety and welfare;
2. The granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district;
3. The plans for such project comply with all the requirements of this chapter and the Regulations, or that necessary waivers from the requirements of the Regulations have been granted;
4. The plans for such project are consistent with the Comprehensive Plan; and
5. Any conditions or restrictions that are necessary to ensure that these guidelines have been met have been incorporated into the written approval or recommendation.



Paul A. Croce, Chairman
Middletown Planning Board

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WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI

cc. Town Clerk