



RECEIVED  
Middletown Planning Board  
Date: 9/10/2021

**TOWN OF MIDDLETOWN**  
350 East Main Road – Middletown, Rhode Island 02842  
**Building Inspections and Zoning**  
Office: (401) 847-5769 – Fax: (401) 845-0414

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**Application to the Zoning Board of Review for VARIANCE / SPECIAL USE PERMIT  
To the Honorable Zoning Board of Review of the Town of Middletown**

The subscriber, your petitioner, respectfully requests that they be granted relief from the terms of the Zoning Ordinance:

SPECIAL USE PERMITS SECTIONS: Section 1100 et seq (Watershed Protection District)

VARIANCE SECTIONS: Sections 602, 603, 1304, 27A04, 27A05, 27A04E(1), 2704E(2) & 27A07E(3)

For the property located at: 1747 West Main Road

Tax assessor's Plat: 111 Lot: 8 & 9

Zoning District: LI - 1

Current use of the property: Warehousing (boat storage)

Proposed use of the property: Low & Moderate Income Housing/Mixed Use Development

**PRINT ONLY**

**Signatures required on Page 2.**

Applicant Name: Mesolella Development Corp.

Applicant Full Address: 4 Fox Place, Providence, RI 02903

Phone Number: 401-751-0460

Email Address: dmesolella@westxcapital.com

Owner Name: CVDD II LLC & CENZ CORP

Owner Full Address: 4 Fox Place, Providence, RI 02903

Phone Number: 401-751-0460

Email Address: dmesolella@westxcapital.com

Attorney Representing the owner or applicant: David P. Martland

Attorney Business Address: 1100 Aquidneck Avenue, Middletown, RI 02842

Phone Number: 401-849-6200

Email: dmartland@silvalawgroup.com

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**Reason for seeking relief:**

Mixed Use Development is not permitted in the LI zone. The Property is located in the Watershed Protection District. Warehousing (boat storage) is not permitted in a mixed use development. The applicant is seeking greater density than is allowed (144 units requires 19.92 acres of developable land area and 10.92 acres is provided).

Building Height of 46' for the mixed use buildings and 38' for the residential buildings. Provide for less than the required parking through a shared use parking plan.

**Addendum of facts: (use additional paper if needed)**

The applicant is proposing a low and moderate income housing development with a mixed use component. There is an existing warehouse use (boat storage) that will remain on site. The applicant is proposing 144 units of housing comprised of 70 1-bedroom units, 62 2-bedroom units and 12 3-bedroom units. 51 units will be at the 60% AMI level (34 1-bedroom 14 2-bedroom and 3 3-bedroom). The 2 buildings fronting on West Main Road will have commercial use on the first floor of 11,000 sq feet and 12,000 sq feet. A principal structure is located closer than 100 feet to an existing residential building on abutting property. A portion of a parking lot is located within the 50 foot set back. The project provides for less than the required minimum parking through a shared parking plan. The relief requests is needed to make the LMI development feasible. This development will provide for necessary affordable housing and work force housing units.

**Signatures:**

Owner:

*[Handwritten signature]*

(Print):

Derek V. Mosabella

Applicant:

*[Handwritten signature]*

(Print):

Derek V. Mosabella

Attorney:

*[Handwritten signature]*

(Print):

David P. Martland

Applications must be received by the fourth Monday of the month to be placed on the monthly agenda. They must be complete with all required information and signatures.

The regular monthly meeting of the Middletown Zoning Board of Review is generally held on the fourth (4<sup>th</sup>) Tuesday of each month. Dates are posted. Agendas for the meetings are posted on the Rhode Island Secretary of State's website and the Town website 48 hours before the meeting.