

RECEIVED  
Middletown Planning Board  
Date: 8/18/21

TOWN OF MIDDLETOWN  
PLANNING BOARD  
APPLICATION FOR COMPREHENSIVE PERMIT

Name of Project: Rosebrook Commons

Date Filed: \_\_\_\_\_

Applicant's Name, Address, and Telephone Number Mesolella Development Corp.  
4 Fox Place, Providence RI, 02903 401-751-0460

*(Applicant must be the owner of record of the property or must provide written authorization, signed by the owner of the property, that applicant is working as an agent on behalf of the owner)*

Developer's Name, Address, and Telephone Number Mesolella Development Corp.  
4 Fox Place, Providence RI 02903 401-751-0460

Status of Applicant:  Public Agency  Non-Profit  Private  
*(attach documentary evidence of status)*

Assessor's Plat & Lot of Property AP 111 Lot 8 and 9

Type of Development:  New Construction  Rehabilitation of existing structure(s)

**PROPERTY INFORMATION:**

Area of site in acres : 15.56

Zoning District(s) of site: LI 1

Is property serviced by public water?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is elimination of lot lines proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is subdivision of land proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will streets or roads be eliminated?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will new streets or roads be created?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

**PROJECT INFORMATION:**

Subsidizing Agency and Program: RI Housing Low Income Housing Tax Credits

Total number and type of housing units (with number of bedrooms) proposed: \_\_\_\_\_  
There will be a total of 144 rental apartments. The unit mix is as follows : 70 one bedrooms , 62 two bedrooms, and 12 three bedrooms.

Description of low or moderate income housing units proposed:  
*Include number, type (family, elderly, special needs), tenure (rent or own), and income level (ie. <65% MFI), and number of bedrooms.*  
51 rental apartment units at the 60% AMI level . Affordable unit mix is as follows : 34 one bedroom units , 14 two bedroom units, 3 three bedroom units.

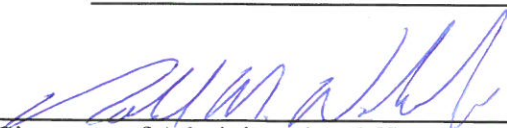
List of variances/waivers requested from zoning ordinance and/or other local regulations:  
*(Specify each exception with precise reference to section of applicable regulation, attach additional sheets if necessary)*  
Section 602 (Mixed Use in LI Zone), Section 603 (building height), Article 1100 (Watershed Protection District), Section 1304 (less than required parking), Section 27A04 (allow existing boat storage use), Section 27A05 (allow 144 units on 10.94 acres where 19.92 acres are required), Section 27A07(E)(3) building height,

List of approvals needed from other public agencies:  
*(Identify each local, regional, state or federal agency and specify approval to be sought)*  
DEM wetlands and RIPDES  
DOT Physical Alteration Permit  
Newport Water  
Newport Sewer

Owner's Signature   
*(approval to request Comprehensive Permit)*

Action Taken By Administrative Officer

- Application Certified as Complete
- Application is incomplete and returned. The following deficiencies exist:

  
Signature of Administrative Office (when certified complete)

9/13/2021  
Date