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March 22, 2022

Paul Croce Chairman and  
Middletown Planning Board  
By hand delivery

Re: 809-11 and 819 Aquidneck Avenue

Dear Mr. Croce and Planning Board Members:

At the previous meeting Aquidneck Commerce Center, LLC and CCB Capital & Real Estate Inc. discussed waivers for the following standards:

- 521.2.B –Calculation of window area on facades visible from Aquidneck Ave: Existing Large Office building 33%, Smaller Office Building 18.2% and 12 Unit Apartment Building 9.5%, average 23.4%;
- 521.2.C. - Use of synthetic exterior building materials proposed: Elevations are identify proposed exterior building materials.
- 521.2.D. – Flat roof proposed for new building.
- 521.3.B – Need calculation of landscaped area for the entire site – minimum 25% required: Stamped Landscape plan is provided with Preliminary Plan submissions showing adherence to this standard.
- 521.3.D.2 – Required 20-foot landscaped buffer not provided along northly property line (abutting residential use): waivers still requested.
- 521.3.F.1 & 2 – Required street and parking lot trees not provided: Stamped Landscape plan is now provided with Preliminary Plan submission.
- Water and sewer availability – Letters confirming water and sewer availability have been requested and we expect to receive them soon.

Sincerely,

Patrick O'N. Hayes, Jr.