



May 17, 2022

Ref: 73096.30

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

Re: Proposed Saint George's School – Wellness Center – Developmental Plan Review Submittal

Dear Mr. Wolanski:

On behalf of Saint George's School, VHB is pleased to submit the enclosed Developmental Plan Review application, plans, and supporting documents for the proposed Wellness Center addition at St. George's School. The project does not include any wetland impacts and includes less than 1 acre of soil disturbance, and therefore does not require a permit from the Rhode Island Department of Environmental Management.

We have enclosed the following documents and calculations for your review as required by the Town of Middletown for Developmental Plan Review:

- Signed Permit Application
- Five (5) Full size copies of the Developmental Plans, including Soil Erosion and Sediment Control Plan, and Survey Plans.
- Ten (10) Reduced size copies of the Developmental Plans, including Soil Erosion and Sediment Control Plan, and Survey Plans.
- Fourteen (14) copies of the Building Elevations
- Four (4) copies of the Stormwater Report Package
- One (1) Copy of the other supplemental information including the abutters list, lien certificate, landscape maintenance letter, and development impact statement.

We are also requesting the waivers from the following standards:

- The project is internal to the campus and does not include landscape plans. The bioretention area will be planted by Saint George's School building and grounds staff, consistent with other areas of the campus, differing from standard 521.3. Existing buffer planting along the property line will not be impacted by the project.
- The windows are proposed to be a style consistent with the existing facility. The windows are not proposed to be double hung, divided or simulated divided light, differing from standard 521.2.B.
- The project as proposed includes a single pitch roof to facilitate views of the athletic fields, with a section of flat roof connecting the addition to the existing building differing from standard 521.2.D. No portion of the addition is visible from abutting properties or the public right-of-way.

**Engineers | Scientists | Planners | Designers**

1 Cedar Street, Suite 400, Providence, Rhode Island 02903

P 401.272.8100 F 401.277.8400 www.vhb.com

Mr. Ronald M. Wolanski, AICP  
Ref: 73096.30  
May 17, 2022  
Page 2



- No exterior litter receptacles are proposed, differing from standard 521.1.E.3. All litter receptacles are within the building.

Please contact me if you have any questions or comments. We understand that the public hearing will be held on June 8, 2022 and look forward to presenting this project to the Planning Board. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Stabach".

Jonathan B. Stabach, PE, LEED AP  
Project Manager

cc: George Staples, Jeanie Morris (Saint George's School)