



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842
(401) 849-4027 | MiddletownRI.com

To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: July 5, 2022

Re: **Public Hearing** - Request of St. George's School for Development Plan Review and request for waivers from certain provisions of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land for construction of a wellness center addition to the existing fieldhouse building on property located at 372 Purgatory Road, Tax Assessors Plat 121SW Lots 39.

The applicant is proposing construction of a 6,900 sq.ft. addition to the existing fieldhouse building, with associated site work on the St. George's School campus. The property is located in the R-40 zoning district, where the current use as a boarding school is allowed by right, as are accessory residential uses. The Comprehensive Plan future land use designation for the property is "Institutional". The fieldhouse is at the northwesterly portion of the campus, with the addition proposed for the east side of the building. The area will be accessed by an existing driveway on the property. No new access from public streets is proposed. The project is interior to the campus and will not be visible from any public street. Please see the attached plans and other supporting documents provided by the applicant.

Requested waivers from certain design standards of Section 521 of the Middletown Rules & Regulations Regarding the Subdivision and Development of Land:

Per section 908 of the Regulations the "*Planning Board shall have the power to grant such waivers and/or modifications from the requirements for land development and subdivision approval, as may be reasonable, and within the general purposes and intents of the provisions for local regulations. The only grounds for such waivers and/or modifications shall be where the literal enforcement of one (1) or more provisions of the regulations is impracticable and will exact undue hardship, because of the peculiar conditions pertaining to the land in question, or where such waiver and/or modification is in the best interest of good planning practice and/or design, as evidenced by consistency with the municipality's comprehensive plan and Zoning Ordinance.*"

1. 521.1.E.3 Trash receptacles shall be appropriately sized and located. Trash receptacles shall have decorative designs compatible with the overall design theme for the development. **Outdoor trash receptacles are not proposed as part of this project.**
2. 521.2.B.2 Where consistent with building design, true or simulated divided light windows. **Proposed windows are not true or simulated divided light.**
3. 521.2.C Building exteriors and roofs constructed of traditional materials such as wooden clapboards, shingles, patterned shingles, brick or stone (synthetic materials require

Planning Board approval). **Concrete block, CMU veneer, and sheet metal facia are proposed exterior building/siding materials.**

4. 521.2.D Traditional roof form (hip, gambrel, gable) with min. 4:12 pitch. **The design does not meet this requirement.**

TRC Review:

The Technical Review Committee reviewed the plans during its June 22, 2022 meeting. Following review, the committee voted unanimously to forward a positive recommendation to the Planning Board subject to the following recommended condition of approval:

1. Prior to issuance of building permits, necessary maintenance on the existing stormwater management system shall be performed, subject to the approval of the Town Engineer.

Required findings:

In accordance with section 309 of the Middletown Zoning Ordinance, prior to granting any development plan review approval, or issuing a recommendation in favor of approval to the Zoning Board of Review, the Planning Board shall find that:

- (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.

Cc: Town Solicitor
Applicant