



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: August 1, 2022

Re: **Public Hearing** - Request of Bisbano & Associates, Inc., on behalf of Citizens Bank for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521 for proposed renovation of exterior siding of an existing commercial building located at 25 East Main Rd., Assessor's Plat 107SE Lot 106.

The applicant is proposing new siding on a portion of an existing commercial building. Use of Hardie Plank or similar cement fiber board product is proposed. Please see the attached letter, photos and building elevations.

Requested Waiver:

The applicant is requesting the following waiver from the Commercial Development Design Standards of Article 5 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land:

1. Section 521.2.C.1 – Materials: The applicant is requesting the use of non-traditional siding materials. The project does not meet the requirement for use of traditional materials such as wooden clapboards, shingles, patterned shingles, brick, or stone.

No zoning relief is required. The application does not meet the thresholds to trigger full Development Plan Review. As such, the Planning Board must consider the waiver request only, and make a decision to approve, approve with conditions, or deny the waiver request.

Waivers may be considered in accordance with section 908 of the subdivision regulations where; the literal enforcement of one 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.

Please contact me with any questions regarding this matter.

CC: Applicant