



10/4/2022

To: Town of Middletown RI
Planning Department
50 East Main Road
Middletown, RI 02842

From: Sevan Multisite Solutions / SITEology
On Behalf of James Canning
GR Middletown Land LLC
164 Mason Street, Suite 201
Greenwich, CT 06830

Re: Proposed Tunnel Carwash 991 & 995 West Main Rd

To Whom It May Concern,

We would like to formally apply to modify and seek subsequent approval of a modified development plan review of a proposed 110-foot Tunnel carwash with associated parking, vacuum stalls, and site ingress and egress at a currently vacant lot at 991 & 995 West Main Rd.

The former property owner Exit Strategy LLC received a Special Use Permit and Development Plan Review Approval under sections 305,602,902, 1105 & 1106 to “construct a gasoline service center with a convenience store, vehicle washing and dog washing facility” at said real-estate located at 991 & 995 West Main Road further identified as lots 115 & 116 on Tax assessor’s plat 106. The noted Special Use Permit and Development Plan Review Approval was conditionally approved as recorded on March 27th 2020, DOC 00000893, Receipt 57299 by Wendy J.W Marshall Town Clerk for the Town of Middletown RI.



This proposal as shown in the provided plans is for the carwash and associated site improvements only, which constitute a reduction in the intensity of the sites use and development as approved in March of 2020, as this proposal removes the gasoline service center, convenience store, and dog washing facility.

The provided elevations and site plan show our proposed design intent of improvements to a standard "box" design including addition of architectural elements to give the structure a barn like appearance that are compliant with the Town of Middletown's Architectural Standards. Architectural elements include a tower, portion of a gambrel roof, faux barn doors, and awnings. We propose use of colored fiber cement trim boards, brick, and fiber cement paneling to further a barn like appearance.

As a part of this application, a waiver from the Rules and Regulations Regarding the Subdivision of Land, § 3002 DESIGN REQUIREMENTS, (C) (2) regarding bicycle rack requirement is being requested. The applicant is not proposing bicycle racks at the proposed car wash. The proposed car wash serves motor vehicles, there will be no services or facilities for bicycle users.

At the request of the planning department, we have also received approval of the provided site plans, and associated studies from both the Rhode Island Department of Transportation, and Rhode Island Department of Environmental Protection. We have included approval letters from both state agencies as part of this resubmission.

Please do not hesitate to reach out if you have preliminary comments or concerns. and can be reached any time via e-mail at brady.carlucci@sevansolutions.com or via phone at (603) 236-6332.

Cordially,



Kristin Schawald for

Brady Carlucci
Project Manager
Sevan Multisite Solutions