



To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: December 1, 2022

Re: Development Plan Review application of Olin Gambrell to allow demolition of a portion of the front façade of an existing commercial building. Property located at 1132 Aquidneck Ave., Plat 113, Lot 71A.

The applicant is proposing renovation of an existing commercial building at the above referenced address. The project includes removing the wooden awning along the front façade of the building and replacing the wood shingles on the existing mansard roof, which will remain, with standing-seam metal roofing. No other alterations to the building are proposed. Note that due to safety concerns over the condition of the awning structure, the building official has issued a permit to allow its demolition during the DPR process.

TRC review:

The Technical Review Committee reviewed the application during its November 23rd meeting. There were no concerns and the TRC voted unanimously to forward a positive recommendation to the Planning Board.

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.

Please contact me with any questions regarding this matter.

CC: Applicant

