



**MIDDLETOWN**  
Rhode Island

**PLANNING DEPARTMENT**

**TOWN OF MIDDLETOWN**

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**Notice of Planning Board Decision**

To: APPLICANT  
From: Paul A. Croce, Chairman  
Middletown Planning Board  
Date: December 16, 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.

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During its meeting of December 14, 2022, the Planning Board considered the above referenced application. Following discussion of the application, the Board voted 5-0-0 to approve the application as presented, which includes demolition of the awning structure and columns attached to the front of the building and replacing the wooden shingles on the remaining faux mansard roof with standing-seam metal roofing.

Findings made:

During discussion on the motion to approve, board members indicated that the applicant had satisfactorily addressed the following required findings of fact:

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.

Paul A. Croce, Chairman  
Middletown Planning Board

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WENDY J. W. MARSHALL, TOWN Clerk  
TOWN of MIDDLETOWN, RI

cc. Town Clerk  
Building/Zoning Official