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# Development Impact Statement

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**“165 Oliphant Warehouse”**  
Assessor’s Map 111, Lot 61A  
165 Oliphant Lane  
Middletown, RI

**Prepared For**

Sisyphus Holdings, LLC  
36 Mount Vernon Street, Unit 1  
Newport, RI 02840

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## **1.0 INTRODUCTION**

This Development Impact Statement is required under Section 310 – Development Impact Review of the Town of Middletown Zoning Ordinance, October 2006.

### **1.1 Site Description**

The Site includes a 1.39 acres parcel identified as AP 111, Lot 61A. The Site is partially paved with storage containers. The remaining portions of the site are vacant and vegetated. The Site fronts on Oliphant Lane, a town right of way. Two curb cuts provide access to the Site from Oliphant Lane. The Site abuts commercial properties to the northwest and southeast, both of which also front on Oliphant Lane. The property to the rear of the Site is owned by the State of Rhode Island & RI Airport Corp. Properties across the street from Oliphant Lane are residential zoned and occupied.

The front portion of the site are currently paved while the rear portion are vegetated with trees. Municipal sewer and water mains are available in Oliphant Lane for connection. Overhead electrical and communication services are also available. There are no stormwater quality or control devices located on the property.

The site drains toward the rear and towards the airport property. No wetlands were identified on the parcel or in the immediate vicinity of the site. The ultimate receiving waterbody for the property is Bailey's Brook (WB ID RI0007035R-01). This waterway has been assessed with a TMDL for bacteria (enterococcus).

### **1.2 Zoning**

The existing subject property, the adjacent commercial properties along Oliphant Lane, and the airport to the rear of the Site are zoned Light Industrial (LI). This district was established to provide areas for light industry and non-manufacturing businesses, heavy commercial uses, automotive and mechanical services and outdoor storage uses.

Properties located on the northern side of Oliphant Lane are zoned Medium Density Residential (R20).

### **1.3 Regulations and Guidelines**

Regulations and Ordinances that helped to shape the development of the project Site were the following:

1. Town of Middletown Comprehensive Amendment Zoning Ordinance.
2. Town of Middletown Rules and Regulations Regarding the Subdivision and Development of Land.
3. State of Rhode Island Stormwater Design and Installation Rules (250-RICR-150-10-8).
4. Urban Hydrology for Small Watersheds. (TR-55 Manual)
5. Rhode Island Department of Transportation Standard Specifications for Road and Bridge Construction.
6. Rhode Island Department of Transportation Standard Details.
7. Soil Erosion and Sediment Control Handbook.

## **2.0 SITE IMPROVEMENTS**

The applicant intends to demolish the existing asphalt and construct a new warehouse and outdoor storage facility. The 17,235 square foot single-story warehouse structure is to be located at the front of the property at the building setback line. The structure will not extend into the RPZ zone associated with the nearby runway. Paved access and parking are proposed to loop the structure, linking to Oliphant Lane at approximately the same two locations as the existing parking lot. Paved parking in accordance with the zoning ordinance is proposed to be provided. A crushed stone outdoor storage area is proposed at the rear of the site. This area will be used for storage of Newport Boat Show display floats when not in use. This stone area has been sized to store the full complement of the display floats when properly stacked. A forklift will be used to stack and unstack the floats when needed for an event. Small exterior trash receptacles are proposed, while primary disposal facilities comprised of roller bins shall be located within the units. The proposed lot coverage shall be within the maximum 35% lot coverage allowable by the zoning ordinance. A concrete retaining wall will be required at the rear of the site to flatten the area needed for outdoor storage. The proposed lot coverage shall be within the maximum 35% lot coverage allowable by the zoning ordinance.

### **2.1 District Regulations (Middletown Zoning Ordinance Article 6)**

The project as proposed does not require any dimensional variances from the Zoning Ordinance (Article 6).

### **2.2 Supplementary Regulations (Article 7)**

The following information details the project's conformance with the Supplementary Regulations (Article 7) of the Zoning Ordinance:

- The front, side and rear yards shall be unoccupied and unobstructed by buildings or structures
- No accessory structures are proposed within ten (10) feet of a proposed property line.
- Retaining walls are set back ten (10) feet from property lines.
- All proposed structures shall not exceed the District Dimensional Regulations.
- Any fencing shall not exceed 6 feet in height
- There will be no storage or parking of major recreation equipment, mobile homes or unserviceable vehicles.
- Stormwater management shall be provided in accordance with Section 715 of the Middletown Zoning Ordinance. All stormwater best management practices shall be installed prior to construction of the building or surfacing of the parking area.
- All yard requirements shall comply with Section 716 of the Middletown Zoning Ordinance.
- There will be no farm activity on the project site.
- Any landscaping shall conform to Section 723 of the Middletown Zoning Ordinance.

### **3.0 TRAFFIC CONDITIONS AND ANALYSIS**

#### **3.1 Proposed Development Traffic Conditions**

The proposed site will be accessed from the modified curb cuts on Oliphant Lane, a town right-of-way.

The intersections of the driveway with Oliphant Lane will be reasonably sloped with visibility down the access and towards the proposed structure. The intersections will be at approximately ninety (90) degree angles to the existing roadway. The access location has no significant existing trees that will remain or any proposed vegetation near the intersections thereby providing acceptable visibility.

The proposed two-way entrances have been designed with a 24-foot-wide clearance. The aisle of the parking area is provided with a 24-foot-wide clearance. A sidewalk will be provided front face of the structure to access the eastern units from the parking area.

The traffic generated from this structure is anticipated to be minimal. The outdoor storage area shall be accessed only twice per year when the floats are required for the Newport Boat Show. No formal traffic study has been prepared.

#### **3.2 Parking (Middletown Zoning Ordinance Article 13)**

The proposed development meets or exceeds the parking requirements of Middletown. For the warehouse portion of the structure, the town ordinance requires one parking space per 2 employees plus one space per vehicle used on site (minimum 4). As there will be less than 8 full time employees and no vehicles regularly used on site, the minimum of 4 spaces has been provided for this use. The town also requires 3 spaces for 1,000 SF GLA for the office use. This equates to 5.1 spaces for the 1,723 SF of offices within the structure. The total parking provided is 11 which exceeds the 9.1 required spaces. No public parking is required by the proposed use.

The project does not provide any formal loading zones; however, a 40-foot wide paved aisle is provided to the rear of the structure for maneuvering the boat show floats into their storage positions.

#### 4.0 WATER SUPPLY - DOMESTIC

The project will be served by municipal water (Newport Water). The domestic water connection is proposed from the main in Oliphant Lane. As the main is located in the southern shoulder of the road, no cutting of the roadway surface shall be required.

##### Water Quantity Methodology

The Rhode Island Department of Environmental Management, Rules Establishing Minimum Standards Relating to Location, Design, Construction and Maintenance of Onsite Wastewater Treatment Systems provided the estimated sewer flow from the commercial structure. The Civil Engineering Reference Manual was used to calculate the Max Daily Flow and Max Peak Hourly Flow.

##### References

1. The Rhode Island Department of Environmental Management, Rules Establishing Minimum Standards Relating to Location, Design, Construction and Maintenance of Onsite Wastewater Treatment Systems; 250-RICR-150-10-6.
2. Civil Engineering Reference Manual, Ninth Edition, 2003
3. International Building Code

##### Water Quantity Demand Calculations

The following chart illustrates the estimated sewer flow:

Per employee	Sewer (gpd)	Total Sewer Flow (gpd)
8	15	120

It is understood that wastewater flow is generally less than water consumption, typically about 85% of water consumption. Therefore, the estimated water demand is approximately 115% of the estimated sewer flow.

**Estimated Daily Water Demand = 138 gpd**

Based on the estimated water consumption of 138 gallons per day, we will calculate the maximum daily flow and maximum peak hourly flow on the following formulas:

Max Daily Flow = Average Daily Flow x Max Daily Multiplier

Max Daily Flow = 138 gpd x 1.50

**Max Daily Flow = 207 gpd = 25.9 gph (8-hour shift)**

Max Peak Hourly Flow = Average Daily Flow x Max Peak Hourly Flow Multiplier

Max Peak Hourly Flow = 138 gpd x 2.5

**Max Peak Hourly Flow = 345 gpd = 43.1 gph (8-hour shift) = 0.0016 cfs**

## **5.0 SEWAGE DISPOSAL**

The Town of Middletown provides public sewer disposal along Oliphant Lane. A connection to an existing sewer stub in front of the property is proposed. This connection should not require cutting of the road surface. All sewer work will be performed in accordance with the Town of Middletown Public Works standards.

## **6.0 STORMWATER**

Stormwater control for this development will be provided by the deep stone reservoir created by the outdoor storage area and the surrounding retaining wall. After removing the existing vegetation and applying a substantial layer of ASTM C-33 sand, the reservoir provides a 36-inch depth to the seasonal high groundwater table. Staged outlet pipes through the concrete wall provide the necessary metering from the stone reservoir. All outlet devices are located above the 1.2-inch water quality storm water level and the device provides the required water quality and groundwater recharge via infiltration. Discharge from this device is to the abutter to the rear via multiple outlets in order to evenly distribute the runoff and reduce flow velocities. Stormwater modeling of the 100-year storm event indicates approximately 12-inches of freeboard from the top of the concrete retaining wall. As such, no overflow device is required.

The proposed drainage system has been designed to maintain or reduce the peak runoff rate to equal or less than that of the existing conditions during the Type III, 24-hour design storms for the 1,2, 10, 25 and 100-year storm events. The proposed drainage system will also be designed to provide water quality treatment in conformance with current RIDEM recommendations.

For detailed description and calculations please refer to the project Drainage Report.

## **7.0 ELECTRIC SERVICE**

RI Energy provides overhead electrical services along Oliphant Lane. The project proposes to tie into the overhead service and run underground conduit to the proposed structure. RI Energy is expected to have the capacity and willingness to service the project; however, they have not yet reviewed the proposed connection. All construction and design will be in accordance with the RI Energy Rules and Regulations.



## **8.0 GAS SERVICE**

A connection to the RI energy gas main in Oliphant Lane is proposed. RI Energy is expected to have the capacity and willingness to service the project; however, they have not yet reviewed the proposed connection. All construction and design will be in accordance with the RI Energy Rules and Regulations. This connection will require cutting of the town road to access the gas main on the north side of the right of way.

## **9.0 POLICE**

Police enforcement shall be provided by the Middletown Police Department. Since the project is surrounded by similar use developments and does not contain any special or unusual features, the project should receive similar protection.

## **10.0 FIRE PROTECTION**

Fire protection shall be provided by the Middletown Fire Department. A fire hydrant is located on Oliphant Lane, approximately 250 feet to the northeast of the site. The parking lot access shall be approved by the Fire Department. The building shall also have a dedicated fire service for sprinkler suppression.

## **11.0 SCHOOLS**

As no new residential units are proposed, the project is not anticipated to have any effect on the public school system.

## **12.0 EMERGENCY SERVICES**

Since the project is surrounded by similar use developments and does not contain any special or unusual features, the project should have similar access to emergency services. The project provides two points of access onto the property and can also be easily accessed directly from Oliphant Lane.

## **13.0 PHYSICAL AND ECOLOGICAL CHARACTERISTICS**

### **13.1 Surrounding Lands**

Surrounding land use consists primarily of commercial and light industrial uses including retail. The property to the rear supports an airport use; unique for Aquidneck Island. The neighborhood across the street from the project consists of small single family residential lots. All adjacent uses conform to the applicable zoning districts.

### **13.2 Wetlands**

No freshwater wetlands or other features protected by the state are located on site or directly adjacent to the site.

### **13.3 Flood Plain & Soils**

According to the Flood Insurance Rate Mapping for the Town of Middletown the site is located in Zone X. Zone X is within the area of minimal flooding for the 100-year flood.

The soil types on site are mapped as PmA and PmB (Pittstown silt loams) by the USDA Natural Resource Conservation Service. These silt loams are type C hydrologic soils common to Aquidneck Island. Class IV soil evaluations performed in the area of development revealed **sandy loams**. The depths to seasonal high groundwater were assessed between 16 to 33 inches below grade.

### **13.4 Vegetation**

The rear half of the lot is vegetated with woods and brush. Perimeter brush and grasses are also present along the front and side property lines.

### **13.5 Wildlife Habitat**

Since the site is surrounded by developed urban areas and an airport, the subject property is not considered a significant wildlife habitat. To the best of our knowledge, there are no endangered or threatened species living on the site.

### **13.6 Environmental**

The applicant will meet all environmental requirements of the Rhode Island Department of Environmental Management and the Town of Middletown. Construction of this development will improve the environmental conditions of the site with sediment collection measures, a reduction in peak run-off, and an increase in water quality of the site stormwater discharge. There will be an overall reduction in specific pollutants, such as bacteria, to the downstream impaired waterway.

## **14.0 CHARACTER OF THE COMMUNITY**

### **14.1 Scenic**

An evaluation of the site surroundings reveals that the site is located in an area appropriate for a small-scale commercial and industrial use. The property is located in an area consisting of similar uses and will complement local needs for indoor and outdoor commercial storage. Specifically, the regular outdoor storage area for the Newport Boat Show floats is needed. The property and its direct surroundings on the south side of Oliphant Lane have the scenic value one might expect from a light industrial zone. The proposed use is not expected to detract from this value as the property provides minimal value in its current state. The roadway provides a buffer to the adjacent residential uses to the north.

#### **14.2 Archaeological Conditions**

There are no special or unique archaeological conditions known to exist on the site as it is located centrally in town. If any archaeological artifacts or remains are found during construction, work will stop immediately and a historic/archaeological expert will be consulted to determine the significance of the find. The archaeological remains, if they are found to be significant, will be preserved based on the Town and expert's recommendation and/or opinion.

#### **14.3 Scale**

The scale of the proposed storage building is reasonable in relation to the size of the property. Allowable lot coverage within the LI zone is 35% while the proposed building represents only 28% of the developable land area (as defined by the town zoning ordinance). The structure is to be only a single story which will limit the visual impact to the area.

#### **14.4 Placement**

The placement of the proposed structure shall meet all setback requirements of the Town of Middletown. No specific buffers to residential uses are required due to the roadway separation. Screening and general appearance were considered during development so as to have the minimal impact to neighbors, while still maintaining visibility from Oliphant Lane.

#### **14.5 Lighting**

All proposed lighting shall be consistent with Article 27B and shall be dark sky compliant.

#### **14.6 Abutting Properties and Property Value**

This development will have no detrimental effects on abutting property values since abutting properties are of primarily the same type of land use (light industrial). The development is to be located appropriately from abutting residential uses to anticipate that there will be no negative impacts to these property values.

#### **15.0 CONCLUSION**

It is our opinion that this proposed development will have no negative environmental impacts on the Town of Middletown as a whole or to abutting property owners. The quality of the development and its intended purpose to provide a desirable, appropriately located, indoor and outdoor storage facility, which will be an asset to the residence of the town and to the Newport Boat Show organizers.