



Town of Middletown

Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: March 2, 2021

Re: **Public Hearing** - Application of Jack Gullison for Development Plan Review, including request for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521, for construction of a new commercial building, to include an 17-room hotel with a restaurant, and associated site work located on property identified as 59 Aquidneck Ave., Assessor's Plat 115SE, Lot 169.

This matter was continued to the March 10, 2021 Planning Board meeting. **Revised plans have been submitted and were reviewed at a Technical Review Committee (TRC) meeting on February 2, 2021. The TRC review is not complete, and the applicant is making further revisions to the design. It is recommended that this item be continued to the April 14, 2021 Planning Board meeting to allow the applicant to submit revised plans and for the TRC to complete its review.**

The applicant is seeking Development Plan Review for a 17-room hotel with restaurant to be constructed at 59 Aquidneck Ave. This is a reduction in the proposed number of rooms from the earlier request for 18 rooms. The existing commercial building on the site would be demolished. The project would include site modifications, including grading to accommodate proposed parking and landscaping. The building would include four stories, with the proposed restaurant and lobby on the ground floor and hotel rooms located on the upper three floors. The property is located in the Limited Business, traffic sensitive (LBA) zoning district. The property is partially located within the FEMA designated 100-year floodplain, but the location of the proposed building is not. The property is not in the town's Watershed Protection District, Zone 1.

The applicant has received physical alteration permit approval from the Rhode Island Department of Transportations. A letter from Newport Water indicating availability of public water to serve the proposed development has also been provided.

Requested waivers:

Awaiting further review of revised plans.

TRC Review:

The Technical Review Committee is awaiting revised plans.

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
Town Solicitor