



To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: April 3, 2023

Re: **Public Hearing** – Application of Bucci Development Inc. for Development Plan Review for a proposed medical office building and associated site work, including requested waivers from certain design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located on Valley Rd. approximately ¼ mile north of the intersection of Valley Rd. and East Main Rd., Tax Assessor's Plat 107NE, Lot 402B.

This matter was continued to the April 12th Planning Board meeting in order for the applicant to address comments resulting from review by the Town's consulting engineer before proceeding with review by the Technical Review Committee (TRC). The change in design requires additional RIDEM permitting. This work is not yet complete. **The Board should consider awaiting submission of revised plans and completion of TRC review before proceeding with the public hearing, and continue this matter to the May 10, 2023 regular Planning Board meeting.**

The applicant is proposing construction of a new 15,000 sq. ft. medical office building with associated site work. The current vacant property is located on Valley Road in the Limited Business, Traffic Sensitive (LBA) zoning district. The proposed general professional office use is permitted in LBA, therefore no zoning relief is required.

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.