



**MIDDLETOWN**  
Rhode Island

## PLANNING DEPARTMENT

**TOWN OF MIDDLETOWN**

350 East Main Road, Middletown, RI 02842  
(401) 849-4027 | MiddletownRI.com

To: Paul A. Croce, Chairman  
Planning Board members

From: Ron Wolanski, Town Planner

Date: April 3, 2023

Re: Request of Ocean State Holdings of Middletown, LLC (Hyundai of Newport) for approval of a revised landscape plan associated with a previously approved Development Plan Review application, including relocation of a stone wall on property located at 1215 West Main Road, Tax Assessors Plat 106, Lot 91.

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The owner of the above referenced property is requesting approval of a revised landscape plan which was previously approved as part of the Development Plan Review application for building and site improvements. The attached letter from the applicant's attorney and the revised landscape plan describe the proposed revisions. The plan has also been provided to the Middletown Tree Commission for review and comment. Its comments are also attached. For your reference I am also attaching the prior landscape plan.

Should the Board find the revisions acceptable, a vote to approve the plan would be appropriate. The revised plan would then be provided to the Building/Zoning Official.

Please contact me with any questions regarding this matter.



**SILVA, THOMAS, MARTLAND & OFFENBERG, LTD.**  
ATTORNEYS & COUNSELORS AT LAW

DAVID P. MARTLAND  
CRISTINA M. OFFENBERG

March 2, 2023

Middletown Planning Board  
Attn: Chairman Paul Croce  
350 E Main Rd.,  
Middletown, RI 02842

Re: Landscaping Plan for Proposed Hyundai Dealership West Main Rd., Middletown

Dear Chairman Croce:

My office has filed with the Middletown Planning Department a landscaping plan along with this request that the Middletown Planning Board approve the relocation of an existing stone wall on site from its present location to the front yard area of the site on West Main Rd. The plan is detailed and shows the location of the existing wall as well as the location of the proposed new wall and new landscaping. The plan also identifies the specific plantings to be used to upgrade the West Main Rd., entrance to the new dealership.

Although the Middletown planning Board's final decision approving the new dealership does not require this landscaping to be a part thereof, the dealership itself wants to go beyond the letter of the final approval and incur the cost of doing so on its own.

Please arrange to place this request and this matter on the planning board's next agenda. I will be in attendance along with Pamela Rodgers and Jon Narcessian from Hyundai to answer any questions that the planning board might have related to this proposal.

With best wishes, I remain,

Very truly yours,  
**SILVA, THOMAS, MARTLAND &  
OFFENBERG, LTD.**

  
Robert M. Silva, Esq.

RMS:aet

CC:

Jon Narcessian  
Hyundai of Newport  
1133 West Main Rd.,  
Middletown, RI 02842

Pamela Rodgers  
Verde Design  
18 Wildflower Ln.,  
Jamestown, RI 02835

Michael Russell  
LDEC Engineering & Consulting  
207 High Point Ave., Unit 6  
Portsmouth, RI 02871

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND UTILITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES BY NOTIFYING DIG-SAFE AT 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
3. THE CONTRACTOR SHALL CONDUCT PRELIMINARY INVESTIGATIONS INCLUDING ALL NECESSARY EXCAVATION TO DETERMINE IF THE WORK CAN BE DONE AS SHOWN ON THE PLANS. CHANGES MAY BE MADE AS REQUIRED BY FIELD CONDITIONS AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
4. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THE DRAWING. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DETERMINING THE EXACT LOCATION, SIZE, AND TYPE OF ALL UNDERGROUND UTILITIES AND FOR PROTECTING ALL LINES DURING CONSTRUCTION.
5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.

PLANTING NOTES

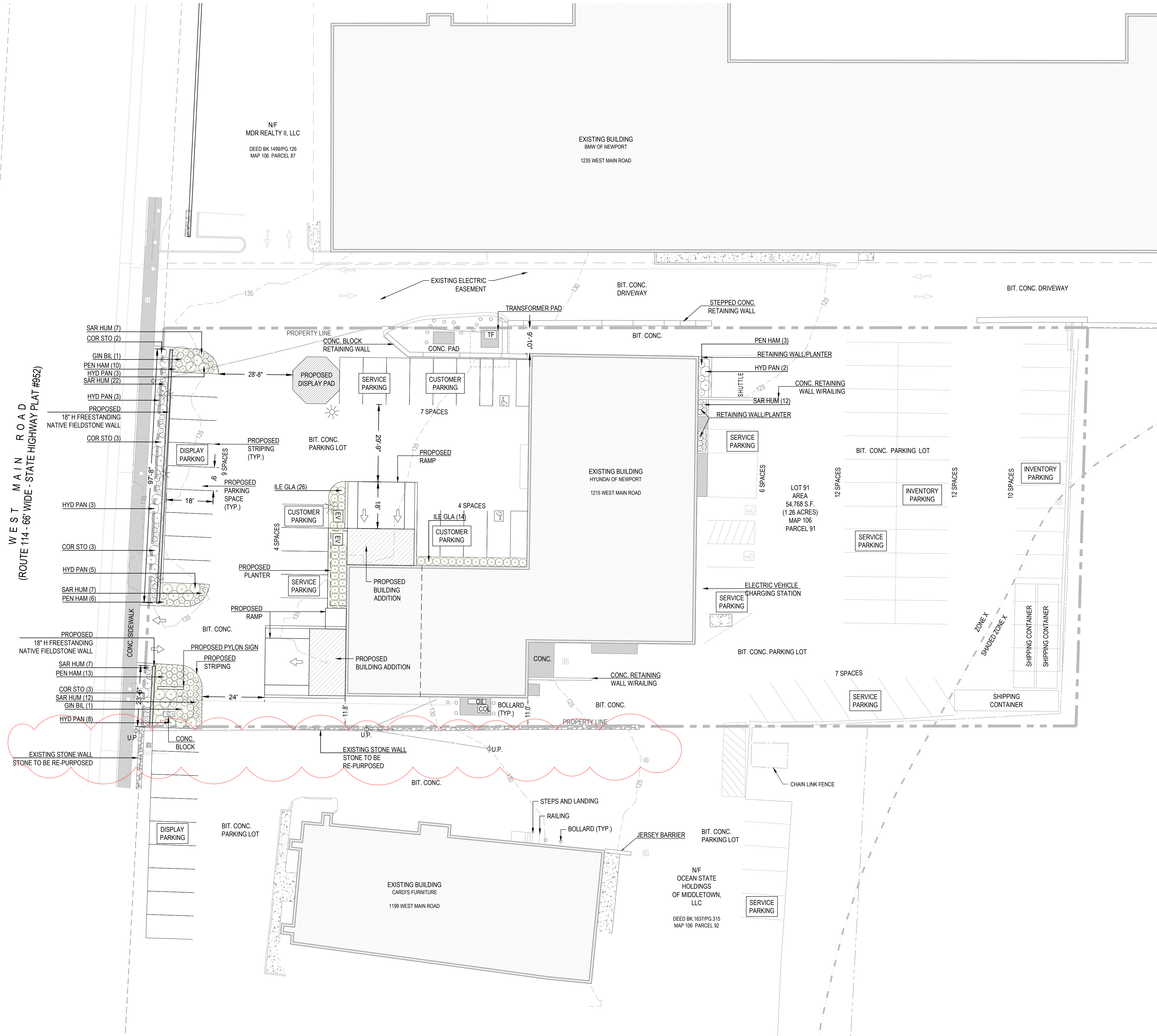
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2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
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5. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF SIX MONTHS.
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14. SOIL MIX: 1/3 PEAT MOSS, 1/3 SCREENED LOAM, 1/3 DEHYDRATED MANURE.
15. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT SELECTIONS WITH PLANTS OF SIMILAR CHARACTERISTICS IF THE SPECIFIED PLANTS ARE NOT AVAILABLE IN ACCEPTABLE QUANTITIES OR CONDITIONS.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
<b>PROPOSED TREES</b>				
GIN BIL	GINKGO BILOBA 'PRINCETON SENTRY'	COLUMNAR GINKGO TREE	2	4" CAL.
<b>PROPOSED SHRUBS</b>				
COR STO	CORNUS SERICEA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	11	5 GAL. CONT.
HYD PAN	HYDRANGEA PANICULATA 'FIRE LIGHT TIDBIT'	DWARF PANICLE HYDRANGEA	24	5 GAL. CONT.
ILE GLA	ILEX GLABRA 'SHAMROCK'	INKBERRY	40	3 GAL. CONT.
<b>PROPOSED GRASSES AND GROUNDCOVER</b>				
PEN HAM	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	32	1 GAL. CONT.
SAR HUM	SARCOCOCCA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEET BOX	67	1 GAL. CONT.

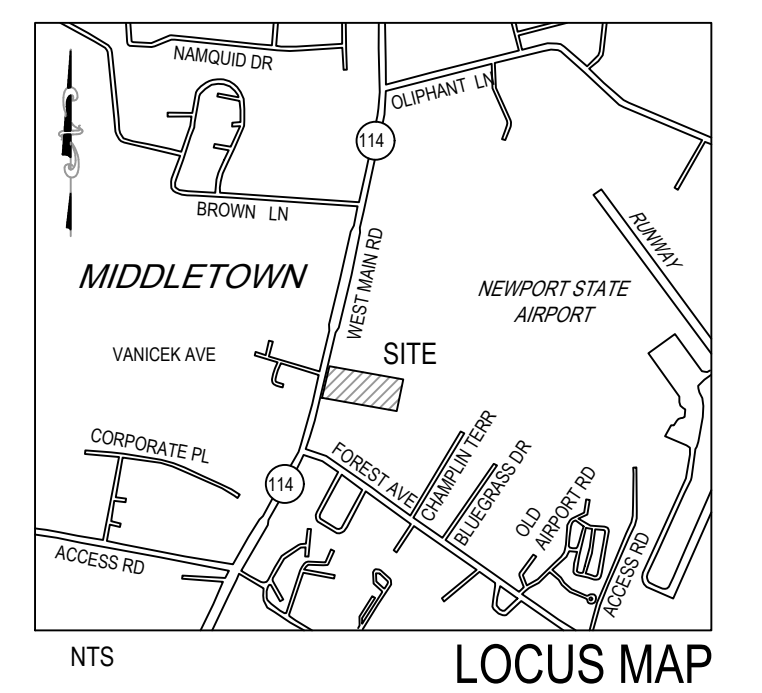
PROPOSED LANDSCAPE AREAS

WEST MAIN ROAD  
(ROUTE 114 - 66' WIDE - STATE HIGHWAY PLAT #452)

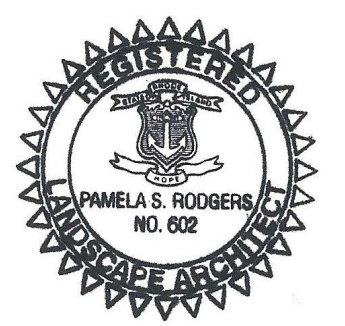


VERDE DESIGN + HORTICULTURE  
89 DR MARCUS WHEATLAND BLVD  
NEWPORT RI 02840  
O. 401 619-0562  
verdegarden@gmail.com

CIVIL ENGINEER  
LDEC  
1700 WEST MAIN ROAD  
MIDDLETOWN RI  
401 354 2050



**HYUNDAI DEALERSHIP**  
1215 WEST MAIN ROAD  
MIDDLETOWN, RI



PROJECT NUMBER: 22.000  
DRAWN BY: KD  
CHECKED BY: PR  
SCALE: 1"=20'-0"  
DATE: 03.02.2023

REVISIONS:

NO.	DATE	DESCRIPTION
1	03.02.2023	LABEL EXISTING STONE WALLS TO BE RE-PURPOSED

LANDSCAPE PLAN



L1.0

**From:** [Karen Day](#)  
**To:** [Ronald Wolanski](#); [Paul Croce](#)  
**Cc:** [Karen Day](#); [Bill Di Marco](#); [Bob Johnson](#); [Alan Kirby](#); [Karen Barbera.](#); [BJ Northup-Owen](#); [Chuck DiTucci](#); [Robert A. Hanley](#)  
**Subject:** Plans Reviewed by the Tree Commission  
**Date:** Friday, March 24, 2023 12:46:13 PM

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Good morning Ron and Paul,

The Tree Commission reviewed 4 sets of plans at the March 23, 2023 meeting. 2 of the plans were revisions to previously viewed plans and 2 were new plans to the Commission.

- Hyundai Dealership: We reviewed the revised landscape plans which reflected changes in the previously approved plans. We appreciate very much the additional plantings included in the new plan and feel it will add a softer appearance in that area of West Main Road which is sorely needed. We understand the owner did not have to adjust his plan and we are delighted he has chosen to support our efforts to make that area of Town a bit greener.
- Washville Carwash: We reviewed the 4th revision of the landscape plans for the carwash planned at 991-995 West Main Road. We feel these plans address our concerns presented in the 3rd revision in which trees were removed and the planting pattern was not addressed. This plan has added tree plantings and has a more natural planting pattern and we can support this revision.
- BankNewport: We discussed the landscape plans for the planned renovation of the BankNewport location on West Main Road. We have no concerns and feel it will add green space to another area of Middletown where it is needed.
- St. George's School: The landscape plans for the planned Arden-Diman Dormitory renovation were shared. We have no concerns about the plans. We are curious about 2 minor points and would be interested in hearing the thoughts of the landscape architect.
  - Is there any concern about *Quercus phellos* (willow oak) in this area which is part of its most northern range? We understand, with climate change, this may be in flux.
  - Which species of *Prunus laurocerasus* is planned, *ottoluyken* or *schipkaensis*?

Please let me know if you have any questions or concerns.

Karen Day

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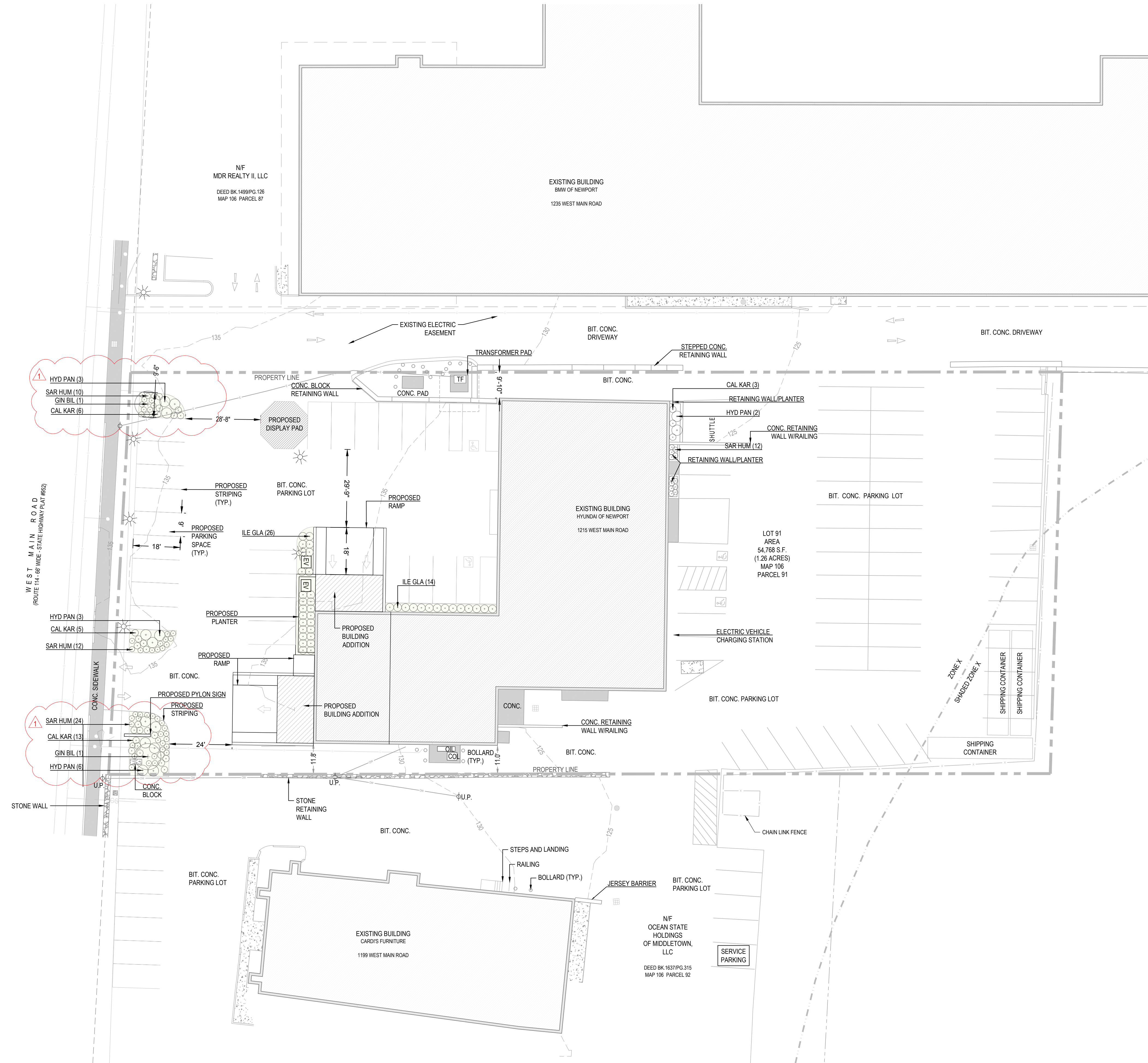
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○	ILE GLA	ILEX GLABRA 'SHAMROCK'	40	3 GAL. CONT.
<b>PROPOSED GRASSES AND GROUND COVER</b>				
○	CAL KAR	CALMAGROSTIS 'KARL FOERSTER'	27	1 GAL. CONT.
○	SAR HUM	SARCOCOCCA HOOKERIANA VAR. HUMILIS	58	1 GAL. CONT.

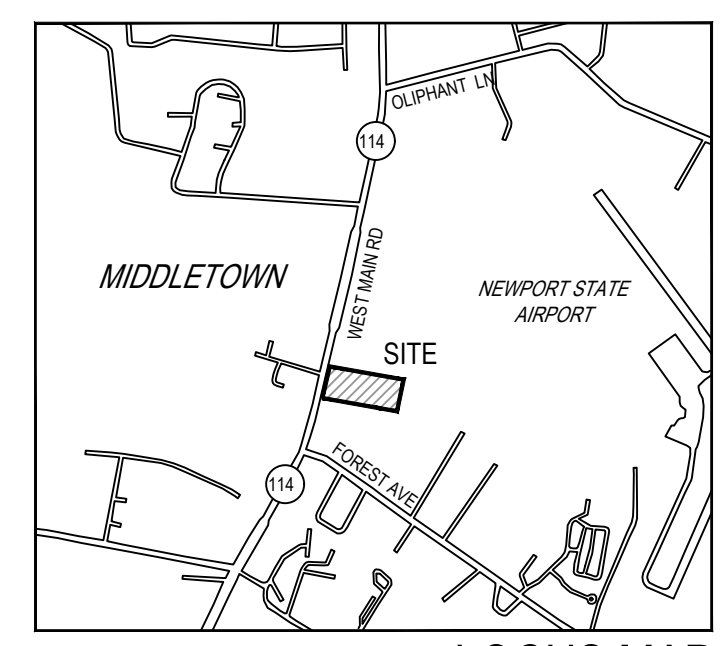
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89 DR MARCUS WHEATLAND BLVD  
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O. 401 619-0562  
verdegardenri@gmail.com



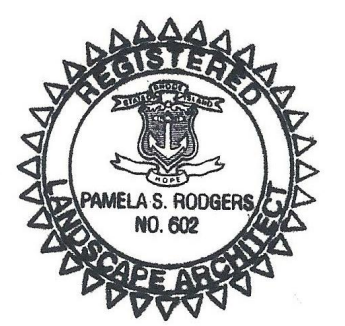
CIVIL ENGINEER  
LDEC  
1700 WEST MAIN ROAD  
MIDDLETOWN RI  
401 354 2050



LOCUS MAP

HYUNDAI DEALERSHIP

1215 WEST MAIN ROAD  
MIDDLETOWN, RI



PROJECT NUMBER: 22.000  
DRAWN BY: KD  
CHECKED BY: PR  
SCALE: 1"=20'-0"  
DATE: 06.01.2022

REVISIONS:

▲	06.01.2022	ADD 2 TREES

LANDSCAPE PLAN

