



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: **Public Hearing** – Application of St. George’s School for Development Plan Review for construction of a 2,800 sq.ft. three-story addition to an existing dormitory building and associated site alterations on an existing developed property and including request for waivers from certain design standards of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 372 Purgatory Rd., Tax Assessors Plat 121SW, Lot 39.

The applicant is proposing renovation and a 2,800+/- sq. ft. three-story addition to an existing dormitory building and associated site work. Property is located on 372 Purgatory Road in the Low-Density Residential (R-40) zoning district. The proposed project addition is not visible from the public right of way.

Site plans, building elevations and renderings, development impact statements and other documents are attached for your review. These documents can also be viewed online at: <https://middletownri.com/504/Planning-Board-Meeting-Packets>

Request for comments and plans were provided to the DPW director, Town Engineer, Building Official, Fire Department, Roads & Utilities Committee, and Tree Commission. Tree Commission comments are attached. Since no zoning relief is needed, the Planning Board’s review will result in a final decision on the DPR application.

TRC Review:

The Technical Review Committee (TRC) reviewed the application during its meeting on March 22nd. Site design, utilities, stormwater management, and other aspects of the plan were discussed. Following its review, the committee voted unanimously to forward a positive recommendation to the Planning Board subject to the following recommended conditions of approval.

Recommended conditions of approval:

1. Prior to permitting, applicant shall revise plans to allow for emergency vehicle access to the building, subject to the approval of the Fire Chief.
2. Prior to permitting, the Town’s consulting engineer will review the stormwater management plan and applicant shall address any comments, subject to the approval of the Town Engineer.

3. Prior to permitting the applicant shall demonstrate that the landscaped area meets the minimum 25% green space of the project area.

Requested waivers:

Based on the latest plan set it appears that the applicant will require the following waivers from the commercial development design standards of section 521 of the subdivision and development regulations, or must provide confirmation that the project is in compliance. Per section 908 of the Regulations the *“Planning Board shall have the power to grant such waivers and/or modifications from the requirements for land development and subdivision approval, as may be reasonable, and within the general purposes and intents of the provisions for local regulations. The only grounds for such waivers and/or modifications shall be where the literal enforcement of one (1) or more provisions of the regulations is impracticable and will exact undue hardship, because of the peculiar conditions pertaining to the land in question, or where such waiver and/or modification is in the best interest of good planning practice and/or design, as evidenced by consistency with the municipality's comprehensive plan and Zoning Ordinance.”*

1. **Section 521.D.1** – Exterior lighting designed to minimize night light pollution. **Proposed designs do not demonstrate dark-sky compliance.**
2. **Section 521.D.2** – Fixtures illuminating building façade are required to be shielded and directed towards the building and decorative fixtures are required to be and directed to the ground. **Proposed fixture designs do not comply.**
3. **Section 521.E.3** – Exterior litter receptables are required on all commercial properties and a trash management control plan is required. **No exterior trash receptables are proposed and no trash management control plan was submitted.**
4. **Section 521.2.C** – Building exteriors and roofs shall be constructed of, or resemble, traditional materials such as wooden clapboards, shingles, patterned shingles, brick, or stone. **Synthetic materials for the window trims are proposed.**
5. **Section 521.3.F.1** – Deciduous street trees. **Proposed trees do not meet minimum 4” caliper size.**
6. **Section 521.3.F.2** – Parking lot trees. **Proposed trees do not meet minimum 4” caliper size.**

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.

Cc: Applicant

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

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