



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: July 5, 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 June 14th 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 required additional RIDEM permitting.

The applicant is proposing construction of a new 10,000 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. The Planning Board's review will result in a final decision on the DPR application.

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 contained in an email dated July 4, 2023 are attached.

TRC Review:

The Technical Review Committee (TRC) reviewed the application during its meeting on June 28th. 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, the plans shall be revised to include a "Do-Not-Enter" sign facing west at the driveway on the north side of the proposed building where traffic exits the rear parking lot.

2. Prior to permitting, an ADA-compliant ramp shall be added at the rear entrance of the building.
3. Prior to permitting, the plans shall note the placement of the guard rail and reflective signage at the end of Bristol Rd.
4. Prior to permitting, the Stormwater Operations and Maintenance Manual shall be revised to include monitoring the runoff entering the site from Bristol Rd. for erosion. If necessary, erosion control measures shall be implemented.
5. Prior to permitting, a detail of the recommended one-foot-wide trench drain at the entrance from Valley Road shall be added to the plans.
6. Prior to permitting, a detail of the trash rack to be included in the detention basin design shall be added to the plans.
7. Prior to permitting, the plans shall be revised to indicate that the limits of proposed infiltration ponds shall be staked to prevent heavy equipment and materials from entering these areas during construction.
8. Prior to permitting, the plans shall be revised to provide 14 bicycle spaces.
9. Prior to permitting, the applicant shall provide the percentage of glazing on the road-facing building façade.
10. Prior to permitting, the applicant shall provide the calculation of landscaped area on the property.
11. Prior to permitting, the landscape plan shall be revised to include a 6' high landscape screening along the lot lines abutting residential properties or uses.

Additional recommended condition:

12. Prior to permitting the landscape plan shall be revised to address comments of the Middletown Tree Commission as contained in email correspondence to the Planning Board dated July 4, 2023.

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 land 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 521.1.B.1** – Parking lots located to the rear or side of building OR where site configuration does not allow for parking at rear or side, no more than one row of parking is located at the front, or two rows in the case of large-scale shopping centers and other situations where site conditions warrant; in either case, the number of parking spaces does not exceed 50 spaces. **Two rows of parking are located at the front of the building.**

2. **Section 521.2.C** – Building exteriors and roofs constructed of traditional materials. **Applicant is proposing the use of a metal roof, cellular composite siding, fiber cement board, and other synthetic materials.**
3. **Section 521.3.D.3** – A landscaped buffer at least 10' wide with a minimum 5' planting strip is provided between buildings and parking lots/driveways. **Proposed design does not comply at northerly, southerly, and westerly elevations.**

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](#)
Subject: Valley Crossing and IHOP
Date: Tuesday, July 4, 2023 12:24:20 PM

Hello Paul and Ron,

The Tree Commission met on June 29, 2023 and reviewed the landscape plans for Valley Crossing Medical Building and the IHOP proposed addition.

1. This was the second time we had looked at the plans for Valley Crossing as they had made changes to the original plans submitted in January. We have 3 concerns.

- They are proposing to plant cedars under the locust trees. We are concerned they will interfere with each other. The cedar could grow into the locust trees and the locust trees will eventually shade the cedar which may make it difficult for them to survive. We understand the cedar will provide an evergreen screen and we certainly appreciate they have included the planting of trees. Perhaps there is a way to spread them out a bit and give both more room. If that is not possible, perhaps finding a different species of evergreen that will not grow as tall and can tolerate more shade.
- Along the south border of the property, there are 30 bayberries planned. There may be room for perhaps 2 trees also in that area, perhaps an additional acer rubrums or some other deciduous tree for interest.
- One of the members who is a landscape designer expressed concern about the use of lavender due to the need for maintenance and this is a commercial setting which may make that more difficult and longevity may be an issue.

2. The IHOP plans propose planting 2 Eastern redbud along the rear of the property. There is a chainlink fence there with a Norway maple growing in the property behind the fence. Part of the maple is growing through the fence from the park side and adding shade to the area. We would recommend that the landscaper who plants those trees should cut back the branches from that maple that are growing through the fence into the area to eliminate the possibility the tree will interfere with the new planting. The one other request is a longterm maintenance plan. The one presented is the plan which guarantees the planting for one year.

Feel free to contact me with any questions or concerns.

Karen