

RECEIVED
Middletown Planning Board
Date: 10/18/2023

TOWN OF MIDDLETOWN
PLANNING BOARD
APPLICATION FOR COMPREHENSIVE PERMIT

Name of Project: 650 Green End Avenue
Date Filed: 10/18/2023

Applicant's Name, Address, and Telephone Number: Representative for the town: Francis J. Spinella, Consultant, FJS Associates, Ltd, 79 Peckham Lane, Middletown, RI 02842, (401) 848-5470, Town of Middletown, 350 East Main Road, Middletown, RI 02842, (401) 849-2898

(Applicant must be the owner of record of the property or must provide written authorization, signed by the owner of the property, that applicant is working as an agent on behalf of the owner)

Developer's Name, Address, and Telephone Number: Shawn J. Brown, Town Administrator, Town of Middletown, 350 East Main Road, Middletown, RI 02842, (401) 849-2898

Status of Applicant: Public Agency Non-Profit Private
(attach documentary evidence of status)

Assessor's Plat & Lot of Property Plat 120, Lots 27 & 27X

Type of Development: New Construction Rehabilitation of existing structure(s)

PROPERTY INFORMATION:

Area of site in acres : 6.34
Zoning District(s) of site: Public (P)

Is property serviced by public water?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is elimination of lot lines proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is subdivision of land proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will streets or roads be eliminated?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will new streets or roads be created?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

PROJECT INFORMATION:

Subsidizing Agency and Program: RI Housing Low Income Housing Tax Credit Program (LIHTC)

Total number and type of housing units (with number of bedrooms) proposed:
One new buildings including a total of 22 units including fourteen 1 BR units and eight 2 BR units

Description of low or moderate income housing units proposed:
Include number, type (family, elderly, special needs), tenure (rent or own), and income level (ie. <65% MFI), and number of bedrooms. There will be 22 Low Income Senior Housing units for renters at or below 60% of the Area Median Income.

List of variances/waivers requested from zoning ordinance and/or other local regulations:
(Specify each exception with precise reference to section of applicable regulation, attach additional sheets if necessary)

1507 Off-Street Parking

(A) No off-street parking facility except driveways shall be located closer than 25 feet to any lot line in a multifamily dwelling project, or closer than ten feet to any lot line for a multifamily dwelling structure.

(B) No off-street parking area shall be located within 25 feet of any wall of a principal building (except a garage) used for residential purposes along which is located an entrance or exit generally intended for use by residences thereof or along which are located windows serving habitable rooms less than ten feet above the ground.

(C) All parking areas shall be adequately landscaped and no rows or parking spaces shall exceed 100 feet without a landscape separation of at least ten feet in width. There shall be a separation of at least ten feet between rows.

27A Mixed Use

The property contains the Town Senior Center and a community space in the existing gym/multi-purpose building.

List of approvals needed from other public agencies:
(Identify each local, regional, state or federal agency and specify approval to be sought)
RIDEM Stormwater Construction Permit

Town of Middletown

Owner's Signature
(approval to request Comprehensive Permit)

By: Francis J. Spinella, FJS Associates, Consultant

Action Taken By Administrative Officer

_____ Application Certified as Complete

_____ Application is incomplete and returned. The following deficiencies exist:

Signature of Administrative Office (when certified complete)

Date