

RECEIVED

Middletown Planning Board

Date: 10/23/2023

TOWN OF MIDDLETOWN  
PLANNING BOARD  
APPLICATION FOR COMPREHENSIVE PERMIT

Name of Project: 26 Oliphant Lane

Date Filed: 10/18/2023

Applicant's Name, Address, and Telephone Number: Representative for the town: Francis J. Spinella, FJS Associates, Ltd, Consultant, 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 11, Lot 36

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

**PROPERTY INFORMATION:**

Area of site in acres :        5.76  
Zoning District(s) of site: Traffic Sensitive Public (PA)  
Is property serviced by public water?     Yes     No  
Is elimination of lot lines proposed?     Yes     No  
Is subdivision of land proposed?         Yes     No  
Will streets or roads be eliminated?     Yes     No  
Will new streets or roads be created?     Yes     No

## **PROJECT INFORMATION:**

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

Total number and type of housing units (with number of bedrooms) proposed:

Six new buildings with a total of 20 units and renovation of the existing Oliphant School building and Little Oliphant for a total of 15 units. The First floor of the existing Oliphant School to be utilized by Pace RI.

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.* The property will consist of 35 Low-income units providing rental apartments for families in 11 one and 24 two bedroom units at income levels no greater than 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.

### **1508 Building Design and Location**

- (A) In multifamily dwelling projects, principal buildings shall be separated from any other principal building by a minimum of 50 feet. Where the building walls of two adjacent buildings contain no windows serving habitable rooms, buildings may be separated by not less than 25 feet.

### **702 NUMBER OF DWELLING UNITS OR PRINCIPAL BUILDING PER LOT.**

- (A) Residential zoning districts. In any residential zoning district other than Residential Multifamily (RM) and Mobile Home/Transient Trailer (MT), not more than one dwelling unit or principal building shall be permitted on a lot, except in the case of motels or hotels, and multifamily dwelling projects in conservation developments, as further provided in this chapter.

### **603 DISTRICT DIMENSIONAL REGULATIONS**

The minimum front yard requirements provided in § 603, shall be measured perpendicular to the street line and minimum side and rear yard requirements shall be measured perpendicular from side and rear lot lines, respectively. In the instance of a curved lot line, yard measurement shall be taken along a radial.

27A: Mixed Use:

The site will contain community commercial space in the lower level of the existing school.

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

RIDEM Freshwater Wetlands Permit

RIDOT PAPA

Town of Middletown

Owner's Signature

*(approval to request Comprehensive Permit)*

By: Francis J. Spinella, FJS Associates, Ltd., 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

