

DEVELOPMENT IMPACT STATEMENT
APPLICATION FOR COMPREHENSIVE PERMIT
TOWN OF MIDDLETOWN – 26 OLIPHANT LANE
(PLAT 11, LOT 36)

Pursuant to Section 310 of the Middletown Zoning Ordinance, the Town of Middletown provides the following Development Impact Statement in support of its Application for Comprehensive Permit for the proposed Senior Affordable Housing project at 650 Green End Avenue (Plat 120, Lots 27 & 27X):

- a) Traffic and parking conditions on site and within the surrounding area;

The site layout as shown on the site plan proposes reuse of the existing full-access curb cuts on Oliphant Lane to continue vehicular access to the site, to match the existing access configuration and function. Proposed parking is conveniently located near the existing and proposed buildings as shown on the Site Plan C-5, with internal vehicular circulation to the rear of the site via a one-way loop as shown on the plan. A total of 85 parking spaces are required per Middletown zoning standards. A total of 80 parking spaces are proposed, including 8 spaces meeting ADA requirements. It should be noted that the project proposes one and two-bedroom residential units, which in our experience typically generate less than the full zoning requirement of 2 spaces per unit for residential. There is currently no on-street parking on Oliphant Lane or West Main Road (RIDOT jurisdiction).

- b) Municipal utilities and services, including water supply, sewage disposal, storm drains, police, fire protection, emergency services, schools, and other town services;

The site is serviced by public sewer and water, as shown on the Site Plan C-7. Confirmation of the pipe sizes and capacity has been requested from the Newport Water Department and the and the Middletown Public Works Department. Letters confirming that the that the water and sewer utilities will service the proposed project have been requested. Relevant information will be added to the plans as soon as it is received. The proposed site disturbance is limited to the area of existing paved, building, and fields/playground disturbance. There are currently no systems for the mitigation of stormwater runoff quantity or quality on the site. The proposed drainage design will improve existing drainage conditions by providing water quality treatment and quantity control practices to meet applicable state and Town requirements.

- c) The physical and ecological characteristics of the site and surrounding land, including wetlands, floodplain, vegetation, wildlife habitat, and other environmental conditions;

As noted on the site plan and in the July 11, 2022 Freshwater Wetland Delineation Report completed by Natural Resource Services, Inc. (“NRS”), Bailey Brook crosses the eastern portion of the site. This Freshwater Wetland Delineation Report summarizes Bailey Brook and its associated deciduous forested and shrub swamp wetlands, as well as the applicable jurisdictional limits and buffer requirements. The wetland delineation shown on the submitted existing condition plan was verified by NRS on July 7, 2022. The proposed site disturbance is limited to the area of existing paved, building, and fields/playground disturbance, and the applicable jurisdictional limits and buffer requirements of the wetland areas are maintained. In addition, the proposed drainage design will improve existing drainage conditions and water quality, as the site currently has no systems for the mitigation of stormwater runoff quantity or quality.

- d) The character of the community, including scenic, historic, and archaeological conditions; scale placement, lighting, parking, and use of open space.

The rear of the school site currently includes baseball fields and a playground facility, these will be removed with the conversion to primarily residential use. The proposed site design includes a play space and several internal open spaces, with more detailed hardscape and landscape planting design to be provided as part of future design development.