



Town of Middletown Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

Notice of Planning Board Recommendation

To: James Miller, Chairman
Middletown Zoning Board of Review

From: Paul A. Croce, Chairman
Middletown Planning Board

Date: August 13, 2021

Re: Application of Newport Car Vaults c/o Blake Henderson for Development Plan Review including request for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, Section 521 for construction of a new commercial building and site work for and auto storage building. Property located at 55 John Clarke Rd., Plat 115, Lot 33.

During its meeting of August 11, 2021, the Planning Board considered the above referenced application. At the conclusion of the public hearing a motion was made and duly seconded and voted unanimously to forward a positive recommendation to the Zoning Board of Review regarding the development plan review. The plans subject to this review and recommendation include the following:

- Site plans prepared by Northeast Engineers & Consultants, dated June 16, 2021
- Building elevations by Cordtsen Design Architecture, dated June 6, 2021
- Landscaping plan by Charles Earl Landscape Architecture LLC, date June 1, 2021.

The recommendation is subject to the following recommended conditions of approval:

1. Prior to permitting the location and design of outdoor trash receptacle subject to review and approval by Town Planner
2. Prior to permitting, garage design must be modified to provide interior spill containment for each unit.
3. Condominium agreement documents must prohibit outdoor storage of vehicles and commercial vehicle repair, and specify that the structure can be used only for vehicle storage.

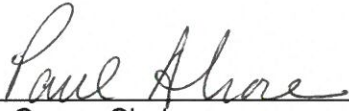
Waivers granted from the commercial development design standards of Section 521 of the *Middletown Rules and Regulations Regarding the Subdivision and Development of Land* as follows:

1. 521.1.B3 Pedestrian walkways and crosswalks. **No crosswalks are provided from John Clarke Rd. or Valley Rd. or within the site.**

2. 521.1.B3 Pedestrian access to the site from the public way. **No pedestrian walkways are provided from John Clarke Rd. or Valley Rd.**
3. 521.1.E4 Bicycle racks shall be provided, minimum 1 bicycle space per 5 automobile parking spaces or fraction thereof. **No bicycle racks are provided.**
4. 521.2C Building exteriors and roofs constructed of traditional materials such as wooden clapboards, shingles, patterned shingles, brick or stone (synthetic materials require Planning Board approval). **Synthetic Boral trim is proposed**
5. 521.3.C Screening element such as plantings, stone walls, berms and/or fences (or a combination) provided along all property lines. **No screening elements along the Valley Rd. property line are provided.**
6. 521.3.D3 A landscaped buffer at least 10' wide, which is defined by curbing and may include sidewalks but must include a minimum 5' planting strip, provided between buildings and parking lots/driveways. **A 10-foot landscaped buffer is not provided between the building and parking lot.**
7. 521.3.F1 Deciduous Street trees: Planted along street side property boundary, private streets, and internal driveways. **No street trees are provided along the Valley Rd. street side property boundary.**

Findings made:

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.



Paul A. Croce, Chairman
Middletown Planning Board

cc. Town Clerk

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WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI