



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: October 6, 2021

Re: Application of Seascape Holdings, LLC, for Development Plan Review for renovation and addition to an existing commercial building. Property located at 985 Aquidneck Ave., Tax Assessors Plat 113 lot 208.

The applicant is proposing renovations to the existing commercial building located at the above address. Please see the attached proposed building elevations depicting a proposed second floor addition and exterior building improvements. No site work is proposed as part of this project. No waivers are requested from the commercial development design standards of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. No zoning relief is required.

The Technical Review Committee reviewed the application during its October 6th meeting. Following review, the committee voted to forward a positive recommendation to the Planning Board.

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.

Please contact me with any questions regarding this matter.

CC: Applicant