Town of Middletown

TOWN HALL 350 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND 02842

Minutes

Of the meeting of Monday, December 8, 2008
Middletown, RI Conservation Commission

Present: Gary Paquette (Chair), Peter Tarpgaard, Robert Johnson, Stan Ehrlich, Paul Barrow

Absent: Audrey Rearick, Betty Owen

Guests: None

Old Business: Letter from the Town Planner for Conservation Commission input on a proposed 14 lot subdivision by Peter Gallipeau at Bailey Avenue and Sachuest Drive. Plat 126. Lots 4, 217, 218, 219. Request by Peter Gallipeau for Master Plan approval from the Planning Board.

New Business: None

Other Business: None

The meeting was called to order at 5:30 PM. A quorum of members was present.

Old Business:

The site plans for the proposed Saltwood Farm development were examined by the Commission members present and a number of concerns were raised.

- The Commission was concerned that any stormwater runoff from lots 1 and 2 looks like it will most likely run into the wetland area and eventually end up in the Maidford River tributary that runs through the site. This could pose a serious threat from the addition of lawn chemicals, automotive runoff and other household chemicals working their way into the Maidford River.
- The predominant soil types in the proposed development are a combination of PittstownA, PittstownB, Mansfield, and a small area of Stissing soils. While the Pittstown areas are relatively well drained, the large area of Mansfield soil affecting lots 8, 9, and 10 and the area affecting lot 2 will result is relatively poor drainage areas. There is no

discussion in the plans provided on how the developer intends to handle the increased runoff in these areas.

- In addition, the presence of Mansfield soil type is indicative of a wetland area however there only appear to be wetlands flags installed in the area near lots 1 and 2 and not in the area near lots 8, 9, and 10. The descriptive report talks about 2 wetland areas but only identifies the man-made pond in the central portion of the development and does not discuss the possibility of wetlands existing in the northeast portion of the site where the Mansfield soil type is located.
- The conservation Commission would be interested in learning the developer's intentions for maintaining the open space area. Will this area be allowed to return to the wild, will it be a maintained lawn, will there be any structures constructed in this area such as playgrounds, swimming pools, etc.?
- It appears that the applicant has filed a wetlands modification permit with the RI Department of Environmental Management (08-0237) however it does not appear that a decision has been rendered at this time.

It was decided that a list of these concerns would be forwarded to the Town Planner for referral to the Planning Board and no decision on a recommendation would be made by the Conservation Commission at this time.

There being no other business at this time, a motion was made and seconded for adjournment at 6:30 PM

Submitted: 1/12/2009 Gary Paquette
Date Signature