



Town of Middletown

TOWN HALL 350 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND 02842

Minutes

Middletown, RI Conservation Commission Monday, April 13, 2015

Present: Gary Paquette (Chair); Peter Tarpgaard; Bob Johnson, David Huntoon

Absent: Paul Barrow, Lisa Cinquegrana

Guests: David Martland, Attorney for the applicant; Patrick O'Leary (VHB Engineering)

There being a quorum of members present, the meeting was called to order at 5:30pm. A motion was entered to waive the reading of the minutes. The motion was seconded and passed unanimously.

Case 2015-01, Letter from the Building Official dated January 12, 2015 requesting an advisory opinion from the Conservation Commission regarding a petition from VSH Realty Inc. & Cumberland Farms, Inc.- by their attorney Robert M Silva, Esq.- for a Special Use Permit from Sections 602 and Article 11- to allow the expansion and renovation of the existing convenience store and gasoline dispensing facility as presently located in a Traffic Sensitive Limited Business Zone (LBA) and in Zone 1 of the Watershed Protection District (WPD). Said real estate located at 94 and 106 Aquidneck Ave and further identified as Lot 132, 133 & 134 on Tax Assessor's Plat 115SE.

This is a continuation of this case from the February 9 meeting of the Commission. The applicant's engineer, Patrick O'Leary presented a detailed discussion of the proposed project and answered several questions from Commission members regarding the transport and treatment of stormwater runoff from the property. Mr. O'Leary explained that relatively clean runoff from the tops of the fueling station canopies and the roof of the convenience store would be collected separately from that of the parking lot and diverted into the existing stormwater sewer system. The somewhat dirtier runoff from the parking lot would be diverted into a series of "tree wells" where the water would be allowed to percolate back into the water table and that any runoff that could not be handled in this manner would be diverted into a centrifugal oil/water separator after which, it would be injected into the stormwater sewer.

Given the proximity of this property to one of the most important fresh water reservoirs for Newport County, this is an especially sensitive area and it is paramount that this watershed be protected from contamination. The commission is pleased to learn that the developer is cognizant of these concerns and has taken steps for preventing migration of contaminants in the direction of Easton Pond.

A motion to recommend approval of the applicant's petition was put forth by David Huntoon, was seconded by Peter Tarpgaard and passed unanimously by the members of the Commission present.

There being no further business before the board, a motion to adjourn was put forth, seconded and passed. The meeting adjourned at 6:22pm.

Submitted April 16, 2015.

Gary D. Paquette – Chairman
Middletown Conservation Commission.