



# *Town of Middletown*

TOWN HALL                      350 EAST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND 02842

## **Minutes**

### ***Of the meeting of Monday, July 13, 2015 Middletown, RI Conservation Commission***

**Present:** Gary Paquette, Chair, Peter Tarpgaard; Bob Johnson; David Huntoon;  
Paul Barrow

**Absent:** Lisa Cinqgrana

**Guests:** Mr. Behan;

**Old Business:**        None

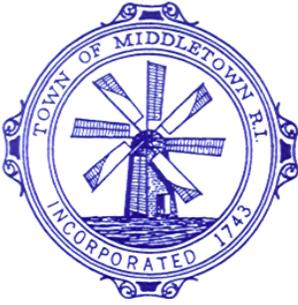
**New Business:**      Case 2015-03 – Middlecreek Farm

**Other Business:**    None

The meeting was called to order at 5:35PM. A quorum was present.

The proposed development straddles the Middletown/Portsmouth town lines with only lots 3, 4, and 5 lying partially or completely within Middletown. A substantial fresh-water wetland exists to the southwest and is present within each of the subject lots' boundaries however, far removed from the proposed building areas. The applicant currently has a petition pending before the RI Department of Environmental Management for an insignificant alteration to the existing wetland(s). None of the proposed lots within the purview of this Commission will be served either by town water or town sewer and each must eventually be equipped with a private well and sanitary septic system.

The Commission is concerned by the presence of Stissing soil in multiple lots with its poor drainage characteristics however the project engineer states that all of the lots were subjected to percolation tests and all fell within normally accepted percolation rates and are suitable for the installation of sanitary septic systems. The Commission is also concerned with the presence of identified wetlands within the boundaries of the house lots however, the plans as presented to the Commission at its July 13 meeting depicts the actual construction sites for the proposed single-family structures to be as far as possible from the wetlands edges as is practical and should not normally pose a threat to these sensitive areas with normal use. The developer also has provided a storm water runoff management plan which addresses the runoff from the roadways and structures. Since



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the actual homes to be constructed have not yet been designed, a worst case scenario with each house having a 4,000 ft<sup>2</sup> footprint and using an impervious surface driveway was used for storm water calculations.

It is the opinion of this Commission that the proposed construction of lots 3, 4, and 5 of the proposed Middle Creek Farm development will not have a negative impact on the water quality of any drinking water tributary and will have minimal impact on the storm water flow characteristics of the property. The Commission further feels that the applicant has taken sufficient measures to insure the water quality of the adjacent wetland and to adequately address any additional stormwater runoff that may result from this development.

It was the unanimous opinion of all Conservation Commissioners present at the July 13, 2015 meeting of the Commission that this application be approved with the following recommendations:

1. That the applicant receive approval from DEM for any alterations to the existing wetlands.
2. That the location of any homes constructed be placed at the locations specified in the plans presented before the Conservation Commission and not be moved any closer to the wetlands as depicted.
3. That industry-standard erosion control measures including hay bales and silt fences be utilized during construction of the proposed dwelling.
4. That the use of lawn chemicals and other household chemicals be restricted to normal household levels.

There being no other business before the commission, the meeting was adjourned at 6:40PM.

The next scheduled meeting of the Commission will be held on Monday, September 8, 2015 at 5:30 pm in the Community Room at the Middletown Police Station, 123 Valley Road.

Submitted: 08/20/2015  
Date

Gary Paquette  
Signature