



# Town of Middletown

TOWN HALL 350 EAST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND 02842

## Minutes

### *Middletown, RI Conservation Commission Monday, May 9, 2016*

**Present:** Gary Paquette (Chair); David Huntoon; Bob Johnson, Lisa Cinquegrana, Betty Owen

**Absent:** Peter Tarpgaard

**Guests:** James Gedney (Potential Conservation Commission Member), Terri Flynn, Michael Flynn (Concerned Island Taxpayer Association), Paul Croce (Planning Board Liaison)

The meeting was called to order at 5:42pm

**Case 2016-04** - Letter from the Building Official dated April 10, 2016 requesting an advisory opinion from the Conservation Commission regarding a petition from William & Elizabeth Gill & David Lawrence (owners) by their attorney Jeremiah C. Lynch III – for a Special Use Permit from Sections 1106 & 2202 – to allow the construction of a 37 unit Senior Independent Living Facility in Zone 1 of the Watershed Protection District. Said real estate located at 1 Thelma Lane and further identified as Lots 14, 23 & 23B on Tax Assessor's Plat 111.

The proposed project is for the construction of a 37-unit independent living facility consisting of 14 buildings comprising one, two, or three units each. It is not clear in the site plan provided to the Commission, which units represented simplex, duplex, or triplex units. A total of 22 of the units as depicted fall partially or totally within Zone 1 of the Watershed Protection District and the remaining 15 units are located completely outside of Zone 1. It was very difficult to formulate an opinion of this proposed project based solely on the materials provided to the Commission and a motion was proposed by Bob Johnson that this case be continued to the June meeting in order for the Commission to request and obtain more information. The motion was seconded by Betty Owen and was passed unanimously.

A second motion was made by Ms. Owen that the Commission draft a memorandum to the Town Zoning Official requesting that:

1. A site visit be arranged between the Conservation Commission and Planning Board.
2. Request that a representative of the applicant attend the June 13, 2016 meeting of the Conservation Commission to deliver a presentation on this proposed project and to answer questions posed by the Commissioners.
3. The Conservation Commission obtain a complete set of E-sized plans consisting of, at a minimum:
  - a. Grading plan.
  - b. Lighting plan.
  - c. Vegetation and planting plan.
  - d. Stormwater mitigation plan with complete stormwater calculations.
  - e. Typical proposed structure layouts and elevations.

The motion was seconded by Bob Johnson and was passed unanimously. The Chair was tasked with composing the letter to the Zoning Official requesting the additional information.



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Following the conclusion of regular business, representatives of the group Concerned Island Taxpayers Association asked to address the Commission. The ensuing conversation concerned the general alarm being raised regarding the amount of development both existing and proposed that is encroaching on the watersheds supplying Newport County including Tiverton, Little Compton and Aquidneck Island with drinking water. The Commission members agreed that this was a well-known issue and was being addressed by the Commission by its general policy of restricting new development within the recognized watersheds and by limiting the expansion or modification of existing developments within the watershed to those that will enhance the protection of any watershed assets present or to at the least, ensure that no further damage is done. Ms. and Mr. Flynn expressed the desire of their association to not only restrict new development within the watershed but to actually roll back as much of the existing development as possible. The Flynns were told that such actions were beyond the scope of the Conservation Commission and that such proposals would be more effective if presented to the Town Council as well as the Zoning and Planning Boards and the drafters of the Middletown Comprehensive Plan. It was agreed that the conversation would continue at a future meeting of the Commission.

There being no further business before the board, a motion to adjourn was put forth, seconded and passed. The meeting adjourned at 6:44pm.

Submitted May 10, 2016.

Gary D. Paquette – Chairman  
Middletown Conservation Commission.