



# *Town of Middletown*

TOWN HALL                      350 EAST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND 02842

## **Minutes**

### ***Of the meeting of Monday, May 22, 2017 Middletown, RI Conservation Commission***

**Present:** Gary Paquette (Chair), James Gedney, Robert Johnson, Peter Tarpgaard, Teri Flynn (Planning Board Liaison)

**Absent:** David Huntoon

**Guests:** Warren Hall (Town Engineer), Adam Thayer (Deputy Town Solicitor)

**Old Business:**        None.

#### **New Business:        Case 2017-01**

Letter from the Building Official dated May 2, 2017 requesting an advisory opinion from the Conservation Commission regarding a petition from Elizabeth Harvey (owner) for a Special Use Permit from Section 602 – to allow the construction of a two-car, attached garage in Zone 1 of the Watershed Protection District. Said real estate located at 194 Third Beach Road and further identified as Lot 126 on Tax Assessor's Plat 125.

The commission reviewed the petition of Elizabeth Harvey as well as the addendum of facts and a single sheet plan drawing of the proposed development. The site plan was a very simple drawing and did not depict much of the details normally expected in a variance application including:

1. Grading plan
2. Depiction of the boundary of Zone 1 of the WPD
3. Drainage plan
4. Utility plan
5. Storm water runoff plan.

It was impossible to determine with the materials provided what impacts if any the proposed construction would have on the nearby brook. Ms. Flynn provided some additional documentation from the Planning Board and some she had downloaded however it was still difficult to determine the full impact of this construction. Ms. Flynn told the panel that the Planning Board was going to conduct a site visit of the property on Wednesday, May 31<sup>st</sup> and that the Conservation Commission might send a representative to participate and to then report back to the Commission at the next regularly scheduled meeting in June.



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Peter Tarpgaard volunteered to attend the site visit and in the meantime, the Commission would ask the Building Official if it could get additional material from the applicant. A motion was put forth to continue this case until the June meeting of the Commission at which time it is hoped that the report from the site visit as well as any additional planning materials can assist the Commission in making a recommendation. The motion was seconded and passed unanimously.

There being no further business before the Commission, the meeting was adjourned at 6:03pm.

**Other Business:**    None

The next scheduled meeting of the Commission will be held on Tuesday, June 13, 2017 at 5:30pm in the Council Chambers – Town Hall – 350 East Main Road.

Submitted: 25 May 2017

Date

Gary Paquette

Signature