



# *Town of Middletown*

TOWN HALL                      350 EAST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND 02842

## **Minutes**

***Of the meeting of Monday, November 13, 2017  
Middletown, RI Conservation Commission***

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

**Absent: None**

**Guests: Chris McNally Assistant Town Solicitor; Warren Hall, Town Engineer**

**Case 2017-02** Letter from the Building Official dated October 5, 2017 requesting an advisory opinion from the Conservation Commission to allow the following:

Petition of: Stanfield Corporation (owners) Benzine Development, LLC (applicant)- by their attorney David P. Martland, Esq.- for a Special Use Permit from Sections 602, 717 and Article 11- to permit a gasoline station with convenience store and drive-up window and a vehicle washing establishment located in a Limited Business- Traffic Sensitive Zone (LBA) and in Zone 1 of the Watershed Protection District (WPD). Said real estate located at 533 East Main Rd and 1225 Aquidneck Ave and further identified as Lots 190, 191, 192, 193, 195 & 197 on Tax Assessor's Plat 113.

This meeting was videotaped to be viewed on the Town of Middletown, RI website.

The meeting was called to order at 5:30 by Chairman Gary Paquette.

A motion was made and passed to waive the reading of the minutes for the meeting on Sep 11, 2017. Howard Hall requested that the minutes be changed to reflect his previous comments. He was unaware that the minutes had been changed to incorporate his comments because he was not emailed a revised copy. Upon reviewing the revised minutes he agreed his



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comments had been incorporated. The minutes were then approved by the Commission.

The first agenda item was Case 2017-02 which was to permit a gasoline station with a convenience store and drive-up window and a vehicle washing establishment located in a Limited Business Traffic Sensitive Zone (LBA) in Zone 1 of the Watershed Protection District (WPD). The petitioner thru his lawyer, Dave Martland, requested a continuance of unspecified time. The Commission voted to approve the continuance.

A second agenda item was to review the Storm Water Zone 1 Checklist developed by the Town Engineer. This Checklist was developed using the state storm water manual to provide technical information about proposed cases to be submitted to the Conservation Commission. It will be filled out by the applicant and town engineer and provided to members of the Commission before any meeting requesting a Special Use Permit in Zone 1. The document is considered preliminary and will be revised as necessary depending on feedback during initial meetings.

The meeting was adjourned at approximately 5:59 PM.

Respectfully submitted, Robert Johnson

Submitted: 12 December 2017  
Date

Robert Johnson, Recording Secretary  
Signature