



Town of Middletown

TOWN HALL 350 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND 02842

Minutes

Of the meeting of Monday, February 12, 2018 Middletown, RI Conservation Commission

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

Absent: Dave Huntoon

Guests: Warren Hall, Town Engineer; Jerimiah Lynch, attorney; Matt Viana, Millstone Engineering

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

The meeting was called to order at 5:34 by Chairman Gary Paquette.

A motion was made and passed to accept the minutes of the meeting on Nov 13, 2017.

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 another continuance of unspecified time. The Commission voted to approve the continuance.

The [second] agenda item was case 2017-03 which was a letter from the Building Official dated Nov 9, 2017 requesting an advisory opinion from the Conservation Commission to allow the following:

Petition of: St Lucy's Church of Middletown by their attorney Jeremiah C Lynch III for a Special Use Permit from Sections 602, 803(g) & 1103 to permit the construction of an addition to the existing non-conforming self-storage facility on Lot 15C. 22,500 sq. ft. of Lot 11 will be merged with Lot 15C by administrative subdivision. This property is located in Zone 1 of the Watershed Protection District and is located at 825 West Main Rd and portion of 911 West Main Rd and is further identified as Lots 15C and lot 11 on Tax Assessor's Plat 107NE.

Jeremiah Lynch provided an overview of the requested addition to the existing storage facility. It would be a metal building 55 feet by 110 feet in size. The roof would be the same height as the existing facility. There would be no new entrances. The lot coverage would decrease from 56% to 48%. Mr Lynch submitted an application for a wetlands alteration permit and is waiting for approval from DEM.



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Matt Viana of Millstone Engineering provided details of the storm water runoff mitigation design. Runoff from the roof will be captured in a sand filter. If the rainfall exceeds 1.5 inches the excess will be directed into a retention pond, where it will be released slowly into Bailey's Brook which is 100 feet away. Howard Hall asked about the recharge rate. Matt Viana stated that the recharge standard would be fully met for a 1-inch rainfall.

The commission decided to continue the case until the March meeting pending a ruling on the wetlands application from DEM.

Under other business Teri Flynn stated that the Planning Board submitted a letter to the Town Council expressing concern about the high amount of development in the town, especially on the east side and asking them to study the issue.

Howard Hall asked if the developers will be required to fill out the Stormwater Review check list adopted at the last meeting. Warren Hall, the town engineer, will follow up on that issue.

The meeting was adjourned at 6:34 PM.

Respectfully Submitted: 19 March 2018

Date

Robert Johnson

Signature