



Town of Middletown

TOWN HALL 350 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND 02842

Minutes

Of the meeting of Monday, July 9, 2018 Middletown, RI Conservation Commission

Present: Gary Paquette (Chair), Dave Huntoon, Bob Johnson, Peter Tarpgaard, Jim Gedney, Howard Hall, and Teri Flynn (Planning Board Liaison)

Absent: None

Guests: Warren Hall, Town Engineer; Catherine Anderson, applicant; Charles Tyce, environmental engineer

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 accept the minutes of the meeting on May 14, 2018.

Old Business:

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 Commission voted to continue this case because of a death in the family of David Martland, lawyer for the applicant.

The next agenda item was case **2018-01** which was described in a letter from the Building Official dated April 9, 2018 requesting an advisory opinion from the Conservation Commission to allow the following: Petition of: Atlantic Beach Suites II LLC (Owner) by their attorney David P. Martland for a Special Use Permit from Sections 602, Articles 11 & 14 to permit a 23 unit hotel in the Limited Business (LB) Zone and Zone 1 of the Water Protection District. Said real estate located at 42-44 & 56 Wave Ave and further identified as Lots 4, 5, & 6 on tax assessor's plat 116 NW.

The Commission voted to continue this case due to a death in the family of David Martland, lawyer for the applicant.

New Business:

The next agenda item was the new business of Case **2018-02** to provide an advisory opinion to the Building Official to allow the following: Petition of Catherine Anderson (owner) for a Special Use Permit from Section 602 & 803(A) to allow an accessory ground mounted solar array of 1820 sq ft in zone 1 of the watershed protection district.



Town of Middletown

TOWN HALL 350 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND 02842

Said real estate is located at 970 Green End Avenue and further identified as lot 72 on tax assessor's plat 120.

Charles Tyce, engineer for applicant Catherine Anderson described technical details of the proposed solar array, which will be located on a 91,874 square feet lot which contains a 2 family house. 50% of the array will be located in Zone 1 of the Watershed Protection District, above ground which contains Stissing soil. The design of the array had previously been approved by National Grid. An 18 inch trench will be dug for the cables for the solar array. A permeable fabric, which is guaranteed for 25 years, will be placed on the grass under the array as a vegetation barrier to prevent growth of grass, weeds and foliage. No chemicals will be used. The array will be fenced in with a 4 foot chain link fence.

The Commission and the Town Engineer asked several questions about the permeable fabric. Technical specifications for the fabric were not readily available and the Town Engineer was not familiar with the product. Additionally the Town Engineer recommended that the trench for the array cables be backfilled with the same soil that was excavated.

The Commission voted unanimously to approve the petition subject to review of the specifications of the vegetation barrier by the Town Engineer and the condition that the trench be backfilled with the excavated material.

Other Business:

Prior to beginning any new business the Commission continued discussion of implementation of the Storm Water Check List developed by the Town Engineer. Discussion centered on who should fill out the form, the applicant, the applicant and Town Engineer together, or the Commission members. The end result was that the Commission members would individually review the checklist to determine which parts the applicant should fill out and also make a try at filling out the checklist on their own.

The meeting was adjourned at 6:12 PM.

The next scheduled meeting of the Commission will be held on **TUESDAY**, August 14, 2018 at 5:30pm in the Council Chambers – Town Hall – 350 East Main Road.

Submitted: August 13, 2018
Date

Gary D. Paquette
Signature

For: Robert Johnson



Town of Middletown

TOWN HALL 350 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND 02842