

PLANNING BOARD MINUTES

April 14, 2010

Board members present:

Arthur Weber, Chairman Ron Wolanski, Town Planner

**Jan Eckhart, Vice Chairman J. Russell Jackson, Assistant Town
Solicitor**

Audrey Rearick

Richard Adams

Gladys Lavine

Betty Jane Owen

Charlene Rose-Cirillo

The meeting was called to order at 6:30 pm.

• Approval of the minutes of the March 10 2010 regular Planning Board meeting and the March 18, 2010 special Planning Board meeting.

Motion by Ms. Rearick, seconded by Ms. Rose-Cirillo, to approve the March 10, 2010 and March 18, 2010 minutes. Vote: 7-0-0.

Old Business

1. Public Hearing - Request of CVD II, LLC for consideration and action on proposed amendments to the Middletown Comprehensive Community Plan relating in part to property at Plat 111, Lots 8, 9, 9A,

10.

Mr. Weber stated that the proponent has requested a continuance due to a health concern. He suggested that the matter be continued to the May Planning Board meeting.

Motion by Ms. Rose-Cirillo, seconded by Ms. Rearick, to continue the matter to the May 12, 2010 regular Planning Board meeting. Vote: 7-0-0.

2. Request of the Town Council for an advisory recommendation on a petition of CVD II, LLC for amendments to the Middletown Zoning Ordinance relating in part to property at Plat 111, Lots 8, 9, 9A, 10

Motion by Ms. Rearick, seconded by Ms. Rose-Cirillo, to continue the matter to the May 12, 2010 regular Planning Board meeting. Vote: 7-0-0.

3. Request of the Zoning Board of Review for an advisory recommendation on a special use permit application of Metro PCS, on behalf of the City of Newport Water Department, for installation of a wireless telecommunications facility at property located at, 219 Reservoir Rd., Plat 121NW, Lot 73.

Mr. Wolanski stated that the applicant has requested a continuance in order to complete the required application submission materials.

Motion by Ms. Owen, seconded by Ms. Rearick, to continue the matter to the May 12, 2010 regular Planning Board meeting. Vote: 7-0-0.

4. Public Hearing – Peter Gallipeau, Proposed 14 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lots 4, 217, 218, 219 Request for Preliminary Plan Approval.

Mr. Weber stated that the applicant has requested that the matter be

continued to the April 14th Planning Board meeting.

Motion by Ms. Owen, seconded by Mr. Eckhart, to continue the matter to the April 14, 2010 regular Planning Board meeting. Vote: 7-0-0.

5. Update - Comprehensive Community Plan 5-year update

Mr. Weber provided an update of the progress to complete the Comprehensive Community Plan.

New Business

6. Thomas Welch, proposed 2-lot minor subdivision, Mitchell's Lane, Plat 124, Lot 19.

The property owner was present.

Mr. Weber stated that the application appears to meet all requirements.

Mr. Wolanski confirmed that the proposal appears to meet all zoning requirements. No new development is proposed. Each of the resulting lots would contain existing single-family residential development. Due to the existed development, waivers of some of the submission requirements are requested.

No concerns were expressed by Board members.

Motion by Ms. Owen, seconded by Mr. Eckhart, to find that the plan meets the required five findings of fact, to grant the request waivers, and to grant preliminary and final plan approval. Vote: 7-0-0.

7. Consideration of the 2011 CIP for consistency with the Middletown Comprehensive Community Plan.

Mr. Wolanski stated that each year the Planning Board is asked to review the proposed CIP for consistency with the Comprehensive Plan. He stated that based on his review he did not identify any

inconsistencies.

Motion by Mr. Adams, seconded by Ms. Rearick, to find the proposed FY2011 CIP is consistent with the goals and policies of the Middletown Comprehensive Community Plan. Vote: 7-0-0.

8. Appointment of Planning Board representative to the Middletown Tree Commission.

Motion by Ms. Rearick, seconded by Mr. Adams to reappoint Ms. Owen to serve as the Planning Board's representative to the Middletown Tree Commission. Vote: 7-0-0.

Old Business

9. Public Hearing – Peter Gallipeau, Proposed 14 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lots 4, 217, 218, 219 Request for Preliminary Plan Approval.

Mr. Weber asked attorney Vernon Gorton to identify his client and his client's objectives regarding his participation in the public hearing.

Mr. Gorton stated that he represents the Paradise Valley Neighborhood Association. Its objective is to confirm that proper stormwater drainage control for the subdivision is provided.

Attorney David Martland, representing the applicant, summarized the current status of local and state agency review. He asked the applicant's engineer, Lynn Small of Northeast Engineers, to describe the plans including the latest modifications resulting from staff review.

Ms. Small described the plan. All sewer service will now be provided by a gravity system. Other concerns of the town staff and the consulting engineer, PARE, are being addressed.

Mr. Weber asked if public water would be provided.

Ms. Small stated that the decision on water service has yet to be made. There was additional discussion about the possibility of looping the public water service.

Mr. Eckhart stated that if public water service is provided it should allow for tie-in of all properties that front on the new water mains.

Ms. Small described the stormwater drainage plan. The plan uses Low Impact Development (LID) techniques.

Mr. Eckhart stated that he had some concern with the location of the drive proposed to serve Lot 11, which would be within the open space parcel.

Mr. Martland stated that the driveway would be pervious. Ms. Small stated that the drive will provided for required access to the drainage facilities on the property as required by RIDEM.

Ms. Small stated that the revised plans have been submitted to RIDEM for approval.

Mr. Wolanski stated that the Technical Review Committee is continuing to review the application, and will likely provide comments to the Planning Boar for its May meeting.

There was discussion of the rate of runoff from the development. In response to a question Ms. Small stated that the volume and rate of runoff to the Maidford River from the development will be reduced from current conditions.

Mr. Eckhart asked about water table conditions on the property.

Ms. Small stated that the subdivision design assumes a worst-case-scenario of water table at the surface. Sump pumps would

be required for the basements of the proposed homes.

Mr. Martland discussed the proposed phasing of the final plan approval.

Motion by Ms. Owen, seconded by Mr. Eckhart, to open the public hearing. Vote: 7-0-0.

Jim Marshall, a resident of Newport, stated that he is a member of the Aquidneck Island Watershed Coalition. Concerns include the protection of the drinking water supply. He discussed the benefits of permeable pavement and rain gardens. He requested that the applicant consider using rain gardens as part of the drainage design.

Attorney Vernon Gorton, representing the Paradise Valley Neighborhood Association, stated that he would like to reserve the right to comment further following the completion of the review of the Technical Review Committee. He requested that the Board allow him to question the applicant's engineer.

Mr. Weber allowed Mr. Gorton to proceed.

Mr. Gorton ask Ms. Small if all town comments had been addressed, as she had stated, including provision of water table tests, and cross sections for Cross Country Lane.

Ms. Small stated that those items have not been provided.

Mr. Gorton asked if the town comments regarding the length of sheet flow and buoyancy of the detetion pond liner had been addressed.

Ms. Small stated that the comment regarding sheet flow had not been addressed, and the that the buoyancy of the pond liner would be addressed by the proposed subdrains.

Mr. Gorton stated that not all concerns have been addressed by the

applicant.

There was discussion regarding the need for water table testing.

Mr. Martland stated that the design is based on the worst case scenario, assuming a 0" groundwater table. Having water table information would not result in the need to alter the design.

Motion by Mr. Eckhart, seconded by Ms. Owen to continue the matter, keeping the public hearing open, to the May 12, 2010 regular Planning Board meeting. Vote 7-0-0.

Motion by Ms. Owen, seconded by Ms. Rearick, to adjourn. Vote: 7-0-0

The meeting adjourned at 7:40pm

Respectfully submitted:

Ronald M. Wolanski

Town Planner