



**Town of Middletown**  
Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

**PLANNING BOARD MINUTES**

**January 11, 2012**  
Town Council Chambers

**Board members present:**

Jan Eckhart, Chairman  
Richard Adams, Vice Chairman  
Audrey Rearick, Secretary  
Gladys Lavine  
Charlene Rose-Cirillo  
Pete Marnane  
Betty Jane Owen

Ron Wolanski, Town Planner  
Frank Holbrook, Assistant Town Solicitor

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

• **Approval of the minutes of the December 14, 2011 regular meeting.**

**Motion** by Ms. Rearick, seconded by Ms. Cirillo, to approve the minutes of the December 14, 2011 regular meeting. **Vote:** 7-0-0.

1. **Correspondence** – There was no correspondence submitted.
2. **Public Hearing** – **Peter Gallipeau, Proposed 14 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lot 4. Request for Preliminary Plan Approval.**
3. **Peter Gallipeau – Request for one-year extension of Master Plan approval, including extension of time limit to meet conditions of master plan approval - Proposed 14 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lots 4, 216, 217, 218.**
4. **Peter Gallipeau, Request for one-year extension of Master Plan approval - Proposed 9 lot Major Subdivision (conventional subdivision plan), Bailey Ave. & Sachuest Drive, Plat 126, Lots 4, 216, 217, 218.**

Attorney David Martland represented the applicant for the three above items. He requested that the items be continued.

Attorney Vernon Gorton, representing abutters to the proposed 14-lot subdivision, requested that the public hearing on that item be continued to the March 14, 2012 Planning Board meeting. He will not be available for the February 8<sup>th</sup> meeting.

Mr. Martland stated that his client would agree to a continuance to the March 14, 2012 Planning Board meeting.

Mr. Wolanski asked Mr. Martland if he wished to have all three items continued to the March 14<sup>th</sup> meeting.

Mr. Martland confirmed that all three items should be continued to March 14<sup>th</sup>.

**Motion** by Ms. Rearick, seconded by Ms. Cirillo, to continue the three subject items to the March 14, 2012 Planning Board meeting at 6:30pm. **Vote:** 7-0-0.

5. **B & L Hogan Associates LLC, Brian Hogan & Joseph and Patricia Markman, 53-65 West Main Rd., Plat 108SW, Lots 103 & 101. Development Plan Review regarding proposed building and site alterations.**

The applicant was present, as was his representative attorney Robert Silva.

Mr. Silva described the proposed project to provide additional parking and building addition to the existing business. A revised site plan and landscaping plan was provided for review. The plan would remove an existing single family dwelling on lot 101, and merger of the two subject lots is proposed.

Mr. Silva stated that in order for the proposal to be feasible and accomplish the goal of providing additional parking, waivers from certain commercial design requirements are requested. The applicant will also seek relief from the Zoning Board of Review where variances are needed. Waiver requests address landscaped buffer requirements and proposed tree size.

Mr. Eckhart discussed the development impact review requirement. He stated that given the limited scope of the project it appears that in impact statement and third-party review would not be required. Other board members agreed.

**Motion** by Mr. Marnane, seconded by Ms. Rearick, to waive the requirement for development impact review. **Vote:** 7-0-0.

There was discussion of the proposed traffic circulation on the site. Mr. Silva stated that the existing curbcuts on West Main Road and Dudley would remain. Access to Dudley from the proposed new parking lot would be an exit only.

Mr. Adams asked if pervious pavement would be used.

The applicant's engineer, Todd Chaplin, stated that the revised plan includes an infiltration basin that will control the increase in runoff from the site, which will be minimal. Pervious pavement is no longer proposed.

Mr. Eckhart asked about the grading that would be required to construct the new parking area.

Mr. Chaplin stated that some grading will be necessary, and retaining walls are proposed where necessary.

Mr. Eckhart reviewed the requested waivers. He asked about concerns of the abutter to the east of the proposed parking lot.

Mr. Silva stated that there have been discussions with the abutter, who has indicated his preference for the use of plantings to provide required screening, rather than the fence that was proposed on a prior site plan.

**Motion** by Ms Rearick, seconded by Ms. Owen, to grant the requested waivers from the commercial development design standards, and provide a positive recommendation to the Zoning Board of Review, subject to the following conditions:

- i. Prior to the issuance of permits, the Town Engineer must complete review of the stormwater drainage plan and calculations and confirm compliance with applicable town regulations.

- ii. Prior to the issuance of permits, the two subject lots must be merged. An administrative subdivision plan application must be filed with the Planning Department.

Wavers granted:

- Section 521.3.D.1 – The required 10’ landscaped buffer along the Dudley Street frontage is not provided.
- Section 521.3.D.2 – The required 20’ landscape buffer along lot line abutting residential property is not provided.
- Section 521.3.F.2 – Proposed parking lot trees do not meet the 4” caliper minimum requirement.

**Vote:** 7-0-0.

**6. Consideration of potential amendments to Zoning Ordinance, Article 11 – Watershed Protection District.**

Mr. Wolanski stated that he had yet to receive comments on the latest draft from the Conservation Commission.

Mr. Holbrook stated that Roland Chase is in the process of his review on behalf of the solicitor’s office. Comments will be provided shortly.

**Motion** by Ms. Rearick, seconded Ms. Cirillo, to continue this matter to the February 8, 2012 Planning Board meeting. **Vote:** 7-0-0.

**7. Middletown Self-Storage, LLC. 909 Aquidneck Ave., Plat 114, Lot 758. Development Plan Review regarding proposed building additions and site alterations.**

Attorney David Martland represented the applicant. He reviewed the proposed project. Final review of the drainage plans have yet to be completed.

Mr. Martland reviewed the waivers that are requested, including for exterior building materials, roof design, landscaped buffer adjacent to the building, and the impact review requirement. The same materials used on the existing building would be used on the proposed addition. The proposed new building would be a metal building with a barn design.

There was discussion of the proposed west-facing elevation of the second story of the addition to the existing building. A drawing of that elevation was not provided with the application materials.

The applicant confirmed that that elevation would match the side elevations in terms of design and materials.

The applicant presented a photo of the type of building proposed for the stand-alone building. Mr. Martland stated that the actual building will be of similar design to the one depicted in the photo, but with some modifications. It will not be as tall and will have a smaller footprint than the building depicted in the photo.

The Board indicated that minor modifications would be permitted. However, substantial change to the proposed building design would require additional Planning Board review.

There was discussion of the exterior lighting for the site. The applicant’s engineer, Mike Russell, described the lighting. A detail sheet for the proposed light fixture was reviewed. The applicant will use the cutoff optics option on the proposed lighting to limit light pollution.

There was discussion of the access for fire vehicles. Mr. Russell stated that the driveway to serve the rear of the building would be a minimum of 24 feet wide. He will provided revisions to the site plan for Fire Department consideration.

**Motion** by Mr. Adams, seconded by Ms. Rearick, to waive the development impact review for the proposed project.

**Vote:** 7-0-0.

**Motion** by Mr. Marnane, seconded by Ms. Rearick, to grant the following waivers from the commercial development design standards.

- Section 521.2.C – Use of synthetic materials (Hardiplank and/or Azek trim board) and aluminum siding for the exterior siding materials for the addition to the existing building, and metal siding for the new building.
- Section 521.2.D – Regarding roof design for the sides and rear of the proposed addition to the existing building.
- Section 521.3.D.3 – Regarding required landscaped buffer adjacent to the building for the addition and proposed new building.

**Vote:** 7-0-0.

**Motion** by Ms. Owen, seconded by Mr. Marnane, to approve the plan and provide a positive recommendation to the Zoning Board of Review, subject to the waivers granted and the following conditions:

- i. Prior to the issuance of permits, the Town Engineer must complete review of the stormwater drainage plan and calculations and confirm compliance with applicable town regulations.
- ii. Prior to the issuance of permits, the applicant shall secure written confirmation from the Fire Department of adequate access to the buildings.
- iii. Proposed wall pack exterior lighting shall employ the cutoff optics option as identified on the lighting fixture detail sheet provided.
- iv. The west-facing exterior elevation of the second story addition shall be designed to be consistent with the side elevations in architecture and materials.

**Vote:** 7-0-0.

**Motion** by Ms. Rearick, seconded by Ms. Lavine to adjourn. **Vote:** 7-0-0  
The meeting adjourned at 7:20 pm

Respectfully submitted:  
Ronald M. Wolanski  
Town Planner