



Town of Middletown
Planning Department

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

PLANNING BOARD MINUTES

January 9, 2012
Town Council Chambers

Board members present:

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

Ron Wolanski, Town Planner
Frank Holbrook, Assistant Town Solicitor

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

1. Approval of the minutes of the December 12, 2012 regular Planning Board meeting.

Motion by Ms. Rearick, seconded by Ms. Cirillo, to approve the minutes of the December 12, 2012 regular Planning Board meeting. **Vote:** 6-0-0.

Old Business

2. Public Hearing – Peter Gallipeau, Proposed 12 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lot 4, Request for Preliminary Plan Approval.

Mr. Holbrook recused himself from discussion of this item.

Mr. Eckhart stated that the applicant has requested a continuance and has submitted a letter agreeing to the extension of the review period.

Motion by Ms. Rearick, seconded by Ms. Owen, to continue the matter to the February 13, 2013 Planning Board meeting at 6:30pm. **Vote:** 6-0-0.

3. Discussion of proposed amendments to Article 3 of the Zoning Ordinance, and Article 10 of the Rules and Regulations Regarding the Subdivision and Development of Land relative to the Development Plan Review process.

Mr. Eckhart stated that the Board had previously decided to await the appointment of new board members before proceeding with the discussion of proposed amendments. He recommended that the matter be continued to the February Planning Board meeting.

Motion by Ms. Owen, seconded by Ms. Cirillo, to continue the matter to the February 13, 2013 Planning Board meeting. **Vote:** 6-0-0.

4. Update on Comprehensive Community Plan 5-year update process.

Mr. Eckhart expressed his gratitude for the work of the Comprehensive Plan Update Committee. Work will continue in the next phase of the update process.

5. Update on activities of the Aquidneck Island Planning Commission.

Mr. Eckhart updated the Board on the activities of the AIPC.

6. Public Informational Meeting (continued from Dec. 12, 2012) - Seascope Holdings, LLC (Blakeley Bogart, property owner), Proposed 12-lot subdivision, 385 Green End Ave., Plat 114, Lot 106, Request for Master Plan approval.

The applicant was represented by attorney David Martland. Mr. Martland provided a summary of the proposed new option for the road and lot configuration that resulted from the prior Planning Board discussion and discussion with the Technical Review Committee. He introduced engineer Timothy Behan, who provided additional detail.

The consensus of the Board was that this third option was preferred over the first two options previously presented. A right-of-way is provided for potential future connection to the abutting property to the south, which would not be constructed unless such connection is ultimately called for in the future.

Mr. Wolanski reviewed the discussion and comments of the TRC as outline in his memo to the board dated December 12, 2012. The TRC recommended that the requirement for development impact review and third-party review be waived.

Mr. Eckhart suggested that the Board address the waiver requests.

Following discussion of the potential need for third-party review, and finding that the potential impacts from the development would be minimal, a **motion** was made by Ms. Rearick, seconded by Ms. Cirillo, to waive the requirement for development impact review. **Vote:** 6-0-0.

There was discussion of the applicant's request to waive the requirement to provide sidewalks. The applicant cited the length of the road, and the desire to limit impervious surface as reasons to eliminate sidewalks. Mr. Behan also discussed the storm water system design considerations that would be impacted.

Mr. Eckhart noted maintenance concerns when sidewalks are provided. In this situation there appears to be no value to providing sidewalks given the length of the road.

Ms. Owen suggested that a sidewalk on one side of the road should be considered.

Ms. Lavine noted the request for reduced road width as a consideration.

Mr. Marnane stated that due to the limited amount of traffic that the road would experience the request for reduced road pavement width is appropriate and there is no need for sidewalks.

Motion by Ms. Cirillo, seconded by Ms. Owen, to waive the requirement for sidewalk installation. **Vote:** 6-0-0.

Motion by Ms. Rearick, seconded by Ms. Owen, to waive the required roadway width of 26 feet, to allow for 24 feet of pavement. **Vote:** 6-0-0.

There was discussion of the applicant's request for a waiver of the street tree requirement. The applicant stated that would prefer to provide the plantings along to the frontage of Green End Ave. to provide screening.

Mr. Eckhart requested that the screening along Green End Ave. comprised of evergreen trees.

Following additional discussion the board requested that the applicant provide an additional 15 plantings along the Green End Ave. frontage comprised of a mix of eastern red cedar and rhododendron. These plantings would be in addition to the number of trees planted there, which must equal at least the number of street trees that would have been required.

Mr. Martland stated that his client would agree to this request.

Motion by Mr. Marnane, seconded by Ms. Cirillo, to waive the requirement for street trees, provided that the at least the same number of evergreen trees, plus an additional 15 plantings consisting of eastern red cedar and rhododendron are planted to provide screening along the Green End Ave. frontage of the property. **Vote:** 6-0-0.

It was determined that the request to waive the road construction standards to allow for a “hammerhead” turn-around at the end of the road is no longer needed given that the option 3 road configuration will be pursued.

There was discussion of the conditions of approval recommended by the TRC, as outlined in Mr. Wolanski’s memo dated Dec. 21, 2012.

Motion by Ms. Rearick, seconded by Ms. Cirillo to require that the applicant investigate options to provide public sewer via gravity main. **Vote:** 6-0-0.

Motion by Ms. Rearick, seconded by Ms. Owen, to require that the storm water system provide for overflow to be directed to the town storm system at Green End Ave., and the berms and swales be employed to ensure that the down-slope properties are not adversely impacted. **Vote:** 6-0-0.

Motion by Ms. Owen, seconded by Ms. Rearick, to require that the storm water treatment system meet all state and local requirements, particularly addressing phosphorus and bacteria loading. **Vote:** 6-0-0.

Motion by Ms. Cirillo, seconded by Ms. Rearick, to require that the storm water system drain in a appropriate amount of time, and not result in standing water on an ongoing basis.

Motion by Ms. Cirillo, seconded by Ms. Rearick, to require that the storm water drainage system be screened with dense vegetation along the northerly and westerly property lines. **Vote:** 6-0-0.

Mr. Marnane inquired about the concerns expressed during the prior meeting by an abutting property owner.

Mr. Martland stated that the abutter, Mr. Draper, was not present, but that his client is in communication with Mr. Draper, and will work to address his concerns.

Ms. Owen questioned the possible need for a traffic study given the existing traffic situation on Green End Ave., including the typical backup at the Aquidneck Ave. intersection.

Mr. Eckhart stated that given the number of lots, the subdivision would have a minimal impact on the existing traffic situation, and that requiring the applicant to conduct a study would provide no benefit. Improvement to the Aquidneck Ave. intersection is on the state’s transportation improvement program (TIP) list of projects to be addressed in the future.

Motion by Ms. Owen, seconded by Ms. Rearick, to find that the application adequately addresses the five required findings of fact of section 403 of the subdivision regulations, and to approve the master plan application subject to the conditions of approval and waivers granted. **Vote:** 6-0-0.

New Business

1. John Peixinho & Jonna Chewing, Request for Administrative Subdivision approval, Third Beach Rd. Plat 125, Lots 72 & 73

Attorney David Martland, representing the applicant, stated that necessary revisions to the subdivision plan had yet to be completed. He requested that the matter be continued to the February 13, 2013 Planning Board meeting.

Motion by Ms. Owen, seconded by Ms. Rearick, to continue the matter to the February 13, 2013 Planning Board meeting. **Vote:** 6-0-0.

2. Selection of Planning Board representative to serve on the Middletown Tree Commission

Motion by Ms. Rearick, seconded by Ms. Cirillo, to recommend that Ms. Owen be re-appointed to serve on the Middletown Tree Commission. **Vote:** 6-0-0.

3. On behalf of the Board, Ms. Rearick presented Mr. Eckhart with gift and thank him for his service to the Board and the Town.

Motion by Ms. Cirillo, seconded by Ms. Rearick to adjourn. **Vote:** 6-0-0

The meeting adjourned at 7:30 pm

Respectfully submitted:
Ronald M. Wolanski
Town Planner