

# **Middletown Planning Board Minutes**

**January 8, 2014**

**Town Council Chambers**

**350 East Main Road, Middletown, RI, 02842**

## **Board Members Present:**

**Gladys Lavine, Chair**

**Betty Jane Owen**

**Charlene Rose-Cirillo**

**Matthew Sullivan**

**Pete Marnane**

**John Ciummo**

## **Other Present:**

**Shawn J. Brown, Town Administrator**

**Frank Holbrook, Assistant Town Solicitor**

**Dick Adams, Middletown Town Council**

**Ms. Lavine called the meeting to order at 6:00pm.**

**The Board, Councillor Adams and Mr. Brown recognized Audrey Rearick for her exemplary service to the Town as a member of the Board, which began with her appointment in February 1999.**

**1. Approval of the minutes of the December 11, 2013 regular Planning**

**Board meeting. Motion by Mr. Marnane to approve the December 11, 2013 regular meeting minutes, seconded by Ms. Cirillo. Vote: 6-0.**

## **2. Correspondence**

**a. Letter to Ronald Wolanski, copied to Gladys Lavine, from the Rhode Island Airport Corporation, dated December 3, 2013, regarding the Rhode Island "Airport Land Use Compatibility Guidebook". Motion by Mr. Marnane to receive the letter, seconded by Ms. Cirillo. Vote 6-0.**

## **3. Old Business**

### **a. Subdivisions**

**i. Public Hearing – Peter Gallipeau, Proposed 12 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lot 4, Request for combined Preliminary & Final Plan approval.**

**Attorney David Martland, representing Mr. Gallipeau, requested that the hearing be continued to a future date due to a scheduling conflict; he stated that he also has a conflict with the regular February meeting. He requested that a special meeting be scheduled at the Board's discretion.**

**Attorney Vernon Gorton, representing the abutters, stated that he had no objections to Attorney Martland's request. He did however ask the Board to recognize that the number of meetings and the number of continuances associated with the project and requested by the developer has been 'monumental' and has proven to be difficult and inconvenient for the abutters.**

**Motion by Mr. Marnane to schedule a special meeting on February 26, 2013, 6pm, seconded by Ms. Cirillo. Vote: 6-0.**

**b. Major Land Development**

**i. Informational Meeting – CVDDII LLC, proposed self storage facility located at 1747 West Main Road, Plat 111 Lot 8. Application for Major Land Development approval. (Master Plan)**

**ii. Consideration of Master Plan - CVDDII LLC, proposed self storage facility located at 1747 West Main Road, Plat 111 Lot 8. Application for Major Land Development approval.**

**iii. Public Hearing – CVDDII LLC, proposed self storage facility located at 1747 West Main Road, Plat 111 Lot 8. Application for Major Land Development approval. (Preliminary Plan)**

**iv. Consideration of Preliminary Plan - CVDDII LLC, proposed self storage facility located at 1747 West Main Road, Plat 111 Lot 8. Application for Major Land Development approval.**

**v. Consideration of Final Plan - CVDDII LLC, proposed self storage facility located at 1747 West Main Road, Plat 111 Lot 8. Application for Major Land Development approval.**

**Motion by Ms. Owen to continue items i. through v. to the Board's regular February meeting, seconded by Ms. Cirillo. Vote: 6-0.**

**c. Development Plan Review**

**i. CVDDII LLC, proposed self storage facility located at 1747 West Main Road, Plat 111 Lot 8. Request for Development Plan Review.**

**Motion by Ms. Owen to continue request for development plan review to regular February meeting, seconded by Ms. Cirillo. Vote: 6-0.**

#### **4. Additional items**

##### **a. Update on activities of the Aquidneck Island Planning Commission.**

**Mr. Ciummo provided an update on the activities of the Aquidneck Island Planning Commission (AIPC), and specifically identified that the AIPC was scheduled to meeting with the Middletown, Newport and Portsmouth Councils in January to discuss the recommendation to expand AIPC's membership.**

**b. Update on BRAC Navy Surplus Land reuse planning process. Mr. Brown provided the Board a letter from him to Mr. Gregory Preston, Deputy Director, Base Realignment and Closure Program Management Office, Northeast dated December 27, 2013, which identified the Town's desire to negotiate for the purchase of the Navy Lodge property instead of seeking an economic development conveyance through the Aquidneck Island Reuse Implementation Authority.**

**c. Update on process to complete Comprehensive Plan update. Ms. Levine discussed that the Board has schedule two upcoming meetings to review and discuss the comments that the Planning Department received from Statewide Planning regarding the draft Comprehensive Plan.**

#### **5. New Business**

##### **a. Subdivisions**

**i. Seascape Holdings, LLC (Blakeley Bogart, property owner), Proposed 12-lot subdivision, 385 Green End Ave., Plat 114, Lot 106,**

## **Request for Final Subdivision Plan approval.**

**Attorney David Martland, representing Seascope Holdings, LLC, stated he was familiar with the conditions that the Planner had proposed to the Board in his memo dated January 2, 2014, and stated that they are acceptable to his client.**

**Mr. Brown reviewed the recommendations proposed by the Town Engineer in his memorandum dated January 8, 2014. Attorney Martland indicated that he had not had a chance to review these recommendations prior to the meeting, however he stated that they were also acceptable to his client.**

**Motion by Mr. Marnane to find the following: 1. The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies; The proposed use is consistent with the Comprehensive Plan designation for the area – high- density residential; 2. The proposed development is in compliance with the standards and provisions of the Town Zoning Ordinance; 3. There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions of approval; 4. The subdivision, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. Lots with**

such physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans; 5. All proposed land developments and all subdivision lots shall have adequate and permanent physical access to a public street. Motion seconded by Ms. Cirillo. Vote: 6-0.

Motion by Mr. Marnane to approve the subdivision plan with the following conditions: 1. Town maintenance security must be posted at the time of acceptance of the road by the town; 2. Open space boundary markers shall be installed and be constructed out of a material to be approved by the Town Planner; 3. Final form of legal docs must be reviewed and approved prior to recording of the final plat; 4. Confirmation of removal of trees of concern along the property line, and installation of required landscaping prior to recording of the final plan; 5. Sewer patch along Johnny Cake Hill Road will have a layer of geo grid TX 140 installed under the road base material; 6. All work will be coordinated, inspected and approved by Town personnel as discussed with Developer, Tom Santilli and his engineer, TJB Engineering, seconded by Ms. Cirillo. Vote 6-0.

**b. Additional Business**

None

Motion to adjourn by Ms. Cirillo, seconded by Ms. Owen. Vote 6-0

**Respectfully submitted:**

**Shawn J. Brown**

**Town Administrator**