

PLANNING BOARD MINUTES

JULY 9, 2014

Town Council Chambers, 350 East Main Rd., Middletown, RI

Board members present:

Gladys Lavine, Chair

Pete Marnane, Vice Chair Ron Wolanski, Planning Director

Betty Jane Owen, Secretary Frank Holbrook, Assistant Town Solicitor

Matthew Sullivan

John Ciummo

Charlene Rose-Cirillo

Art Weber

The meeting was called to order by Ms. Lavine at 6:00pm.

1. Approval of the minutes of the June 11, 2014 regular Planning Board meeting, and special meetings of May 29, 2014 and June 26, 2014.

Motion by Mr. Weber, seconded by Ms. Owen, to approve the minutes of the June 11, 2014 regular Planning Board meeting, and special meetings of May 29, 2014 and June 26, 2014. Vote: 7-0-0.

2. Public Hearing - Arleen Kaul on behalf of Corey, Joseph E. U/W of Nominees/Assigns - Request for combined Master, Preliminary, and Final Plan approval for a proposed 2-lot major subdivision of property

fronting on Green End Ave. & an unnamed paper road, Plat 129, Lot 713.

3. Consideration of application - Arleen Kaul on behalf of Corey, Joseph E. U/W of Nominees/Assigns - Request for combined Master, Preliminary, and Final Plan approval for a proposed 2-lot major subdivision of property fronting on Green End Ave. & an unnamed paper road, Plat 129, Lot 713.

Mr. Holbrook recused himself from discussion of this item.

The applicant was not present.

Mr. Wolanski stated that the applicant's attorney has submitted a letter requesting a continuance to the August 13, 2014 meeting. Revised plans will be submitted for consideration.

Motion by Ms. Owen, seconded by Mr. Sullivan, to continue the matter, keeping the public hearing open, to the August 13, 2014, 6pm, Planning Board meeting. Vote: 7-0-0.

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

5. Consideration of application - Peter Gallipeau, Proposed 12 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lot 4, Request for combined Preliminary & Final Plan approval.

Mr. Holbrook recused himself from discussion of this item.

The applicant was represented by his attorney, David Martland.

Attorney Vernon Gorton, representing the Paradise Valley Neighborhood Association, stated that one of his technical experts was not available for the meeting, and that this was made known to

the Board during the June Planning Board meeting. He stated that he was requesting a continuance and that the applicant does not object to a continuance.

Mr. Weber stated that the hearing on the application should be brought to a conclusion and the board should render its decision as soon as possible. He recommended that the board hold a special meeting on July 30, 2014 to complete the hearing.

Mr. Martland and Mr. Gorton confirmed that they and their clients are agreeable to a special meeting on July 30th. Mr. Wolanski confirmed that assistant solicitor Russ Jackson is also available.

Motion by Mr. Weber, seconded by Mr. Marnane, to continue the matter, keeping the public hearing open, to a special meeting to held on July 30, 2014, at 5pm. Vote: 7-0-0.

6. Sergio DoSouto, Request for final subdivision plan approval for a proposed 2-lot subdivision of land located at 1036 Wapping Road, Assessor's Plat 128, Lot 19.

Attorney Robert Silva represented the applicant. He stated that the required zoning relief for frontage had been granted by the Zoning Board of Review. Other conditions of the preliminary plan approval have been addressed, with the exception of providing the state plane coordinates on the plan. He requested that the board grant conditional final approval.

Motion by Mr. Weber, seconded by Ms. Owen, grant final approval, subject to the condition that the state plane coordinates be added to the plan prior to recording. Vote: 7-0-0.

7. Request of Greg Coe for Planning Board approval of estimate for

performance security for the Aquidneck Highlands subdivision, Green End Ave., Plat 114, Lot 106, per section 702 of the Middletown Rules & Regulations Regarding the Subdivision and Development of Land.

The applicant was not present.

Mr. Wolanski stated that the developer of this approved subdivision has requested that the board approve the estimate to complete remaining work, which will be used to calculate performance security should the developer wish to record the plan prior to completion of the infrastructure. The security will equal 125% of the approved estimate. The estimate of \$500,698 has been approved by the Town Engineer.

Motion by Mr. Marnane, seconded by Mr. Weber, to approve the Town Engineers estimate of \$500,698. Vote: 7-0-0.

8. Discussion of storm water drainage concerns in the Orchard Hill Farm neighborhood (ie Porter, Russet, Bartlet Rd.)

Mr. Weber stated that he requested that this item appear on the agenda. He noted that it has come to the board's attention that storm water runoff in the subject neighborhood has caused problems during heavy rains due to an inadequate storm drainage system. He requested that the board consider sending a memorandum to the Town Council requesting that this situation be addressed.

Motion by Mr. Weber, seconded by Mr. Ciummo, to request that the Town Planner draft a memo to the Town Council. Vote: 7-0-0.

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

Mr. Ciummo provided an update on the activities of the Aquidneck

Island Planning Commission. Town Councils are in the process of making appointments to the AIPC board.

10. Update on BRAC Navy Surplus Land reuse planning process.

Mr. Wolanski stated that the Town of Middletown will continue to work with the Navy to reach agreement on a negotiated sale for the former Navy Lodge parcel. The process is currently on hold due to Navy consideration of a request submitted by the Bureau of Indian affairs on behalf of the Narragansett Indian Tribe to have the surplus lands transferred to the tribe.

11. Update on process to complete Comprehensive Plan update.

Mr. Wolanski stated that upcoming meetings include the special meeting on July 16th, 3pm, to finalize the draft that will be used for public distribution. The first public workshop is scheduled for July 23rd at 6pm.

Motion to adjourn by Mr. Marnane, seconded by Ms. Cirillo. Vote: 7-0-0.

Meeting adjourned at 6:30 pm.

Respectfully submitted:

Ronald Wolanski

Planning Director