



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES

SPECIAL MEETING - SITE VISIT MAY 27, 2015

114 Cornelius Dr., Portsmouth, RI 02871

Board members present:

Charlene Cirillo, Chair

Betty Jane Owen

Matthew Sullivan

Jan Eckhart

Paul Croce

Ron Wolanski, Planning Director

The meeting was called to order by Ms. Cirillo at 4:00pm.

- 1. Site visit to view the property that is the subject of the following application: Middle Creek Farm Subdivision, Michael Behan, Jr. applicant. - Request for Master Plan approval for a proposed 11-lot major subdivision, including request for waivers, of property straddling the Middletown/Portsmouth town line and fronting on Cornelius Drive and Old Mill Lane, Portsmouth. The property is approximately .25 miles to the east of the intersection of Wapping Rd. and Old Mill Lane. The Middletown portion of the property is identified as Assessor's Plat 128, Lot 73. The Portsmouth portion is identified as Assessor's Plat 68, Lot 71.**

The applicant, Mr. Behan, was present as was his attorney, Mr. Galvin, and engineer Lyn Small.

Mr. Wolanski reviewed the purpose of the site visit, which was to view the property that is the subject of the subdivision application.

The applicant described the proposed subdivision design.

There was discussion of the proposed road design and requested waivers, storm water treatment, ground water levels, and water supply. The applicant indicated that public water will not be available. Portsmouth Fire might require that the homes be sprinklered, which could be accomplished using tanks and pumps. Advanced septic system design will be required due to the high ground water table. There was discussion of the jurisdiction and maintenance responsibilities given that the new road crosses the town line. The applicant indicated the road will likely be private. Middletown will not be asked to accept the road as a town road. Additional information will be sought from Middletown Fire, Police, and DPW as to how they will respond to this road.

Meeting adjourned at 4:25 pm.

Respectfully submitted: Ronald Wolanski
Planning Director