



## Town of Middletown Planning Department

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

### PLANNING BOARD MINUTES

#### **SPECIAL MEETING - SITE VISIT JUNE 18, 2015 AT 4PM**

**Prospect Avenue, Middletown, RI 02871**

**Board members present:**

Charlene Cirillo, Chair

Betty Jane Owen

Art Weber

Matthew Sullivan

John Ciummo

Alison Ring, Principal Planner

**Site visit to view the property that is the subject of the following application:** - Prospect Avenue Subdivision, Goldstein Associates, LLC., applicant. - Request for Master Plan approval for a proposed 5-lot major subdivision, including request for waivers, of property fronting on Prospect Ave. The property is identified as Assessor's Plat 121NW, Lot 66-A and is located approximately .3 miles to the east of the intersection of Prospect Ave. and Aquidneck Ave.

The applicant was represented by his attorney, Mr. David Martland and engineer Lyn Small. Ms. Small pointed out property boundaries and the proposed roadway location. There was discussion of the beech tree located at 142 Prospect Avenue and concern that the proposed development could negatively impact the tree. Ms. Small described the existing easement/driveway and that the new road would have a pavement width of 24 feet. There was some discussion regarding drainage features and the gentle slope of the property. There was also discussion of the stone wall and vegetated buffer along the western side of the property. Mr. Martland explained that revised plans will be provided to meet lot width requirements and also announced he will likely be unavailable for the hearing on July 8, 2015.

*Meeting adjourned at 4:40 pm.*

Respectfully submitted:

Alison Ring

Principal Planner