



## Town of Middletown Planning Department

---

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

### PLANNING BOARD MINUTES

**SPECIAL MEETING - SITE VISIT  
AUGUST 31, 2015 AT 4PM**

**Serenity Drive, Middletown, RI 02842**

**Board members present:**

Charlene Cirillo  
Betty Jane Owen  
Jan Eckhart  
Matthew Sullivan  
Paul Croce

Ron Wolanski, Town Planner

**1. Site visit to view the property that is the subject of the following application:**

Application of John Warner for Master Plan approval of a proposed 3-lot major subdivision. Property fronting on Paradise Avenue and Serenity Drive, and located approximately 300 feet to the east of the intersection of Serenity Drive and Compton View Drive, Assessor's Plat 120, Lot 68.

The applicant was represented by his attorney, Robert M. Silva and engineer Chris Duhamel of DiPrete Engineering.

Mr. Wolanski stated that the purpose of the meeting was for the board members to view the property and ask questions of the applicant. There should not be deliberation of the application.

Mr. Duhamel reviewed the plan, describing proposed access to the building lots, site drainage control and utilities access.

Mr. Silva stated that the applicant continues to work with the Aquidneck Land Trust toward the transfer of proposed lot C to the Land Trust for conservation purposes. Therefore, only two of the three proposed lots will be developed. Copies of the draft conservation easement and other documents will be provided to the Planning Board.

Mr. Wolanski stated that even though the intent is to build on only two of the lots, the board must still review the application as a three lot subdivision.

Board members requested clarification on various aspects of the plan.

*Meeting adjourned at 4:20 pm.*

Respectfully submitted:  
Ron Wolanski  
Town Planner