



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES

Special meeting

AUGUST 31, 2016

488 Jepson Lane, Middletown, RI, 02842

Board members present:

Art Weber
Paul Croce
Jan Eckhart
Liz Drayton
Bill Nash
Matthew Sullivan

Ron Wolanski, Planning Director

Member absent:

John Ciummo

The Planning Board conducted a site visit to the following location which is the subject of an application currently under review. The meeting was called to order by Mr. Weber at 9:00am.

- 1. Request of the Zoning Board of Review pursuant to section 602 of the Middletown Zoning Ordinance for Development Plan Review and an advisory recommendation on a petition of The Narragansett Electric Company, d/b/a National Grid, for a special use permit to allow construction of an electric power substation and high voltage electric transmission line towers on property located in the R-30 zoning district. Property located on Jepson Lane, Plat 111, Lots 49, 52, 53.**

The applicant was represented by attorney George Watson, Dan McIntyre of National Grid, and other National Grid staff and consultants.

Mr. Wolanski advised the board members that the purpose of the meeting was to view the site. There should be no deliberation of the merits of the proposed development.

Mr. McIntyre described the proposed project, including the proposed decommissioning of the existing substation on Jepson Lane, and construction of a new substation on the opposite side of the road.

Planning Board members asked questions about the project design. There was discussion of proposed landscaping and buffering, potential noise impacts, and wetlands impacts. Mr. McIntyre stated that the noise from the operation of the proposed station would be less than the existing station, which has older equipment. Board members expressed a desire to limit impacts on abutters.

There was discussion of siting alternatives. Mr. McIntyre stated that alternatives have been investigated but found not to be viable. Regarding the existing site, he described logistical challenges with constructing the new station on the site of the existing station.

He also noted the desire to move the station away from the abutting pond, which is a public drinking water supply.

Meeting adjourned at 9:45 am.

Respectfully submitted:
Ronald Wolanski
Planning Director