



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES Special meeting – Site Visits DECEMBER 1, 2016

The Planning Board conducted site visits to the following locations which are subject of applications currently under review. The meeting was called to order by Mr. Weber at 2:00pm.

**1. 2:00pm at the intersection of Freedom Trail Dr. & Rebel's Way, Portsmouth, RI –
Board members present:**

Art Weber

Paul Croce

Jan Eckhart

Liz Drayton

Matthew Sullivan

Ron Wolanski, Planning Director

Application of Prescott Point Investors, LLC for Development Plan Review for a proposed residential development including a 20-unit multifamily condominium project with a 2,500 sq.ft. clubhouse, and a 48-room residential care/assisted living facility. Property located off West Main Rd., Assessor's Plat 104, Lot 7.

The applicant was represented by attorney Jay Lynch and engineer Lyn Small of Northeast Engineers and consultants. Several abutters were also present.

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.

Ms. Small described the proposed project, including roadway and stormwater treatment plans, and the wastewater treatment system.

Mr. Wolanski noted that during the prior Technical Review Committee meeting there was discussion of the need to confirm the condition and capacity of the culverts that pass under the road that serves as the only access the 80 proposed homes and the proposed assisted living facility. There is need to confirm that the road will not be flooded and will remain passable during high intensity storm events. Ms. Small stated that in the future access to Defense Highway (Burma Rd.) might also be an option.

Planning Board members asked questions about various aspects of the project design.

The site visit concluded at approximately 2:30pm and the meeting moved to the next location.

2. **2:45pm at the property directly to the west of 215 Maple Ave. –
Board members present:**

Art Weber
John Ciummo
Jan Eckhart
Liz Drayton
Bill Nash
Matthew Sullivan

Ron Wolanski, Planning Director

Request of Maple Ave. Partners, LLC for Master Plan approval of a conservation development pursuant to Zoning Ordinance Article 19, consisting of 17 townhouse-style dwelling units located on property located off Maple Ave. approximately 200 feet to the west of the Maple Ave./Paquin Place intersection, Plat 107SW, Lot 151.

The applicants, Matt Hadfield and Greg Coe were present, as was their attorney Mike Miller and engineer Lyn Small of Northeast Engineers and consultants. Several abutters were also present.

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.

Ms. Small described the proposed project, including stormwater treatment plans, and the utilities plans.

Planning Board members walked the site and asked questions about various aspects of the project design.

The site visit concluded at approximately 3:15pm and the meeting was adjourned.

Respectfully submitted:
Ronald Wolanski
Planning Director