



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES Special meeting – Site Visit March 21, 2017

Board members present:

Matthew Sullivan, Secretary
Betty Jane Owen
Paul Croce
Liz Drayton
Bill Nash (arrived at 3:45)

Rita Lavoie, Principal Planner

Members absent:

Terri Flynn
Jim Williams

The Planning Board conducted two site visits to the following locations, which are the subject of applications currently under review. The meeting was called to order by Mr. Sullivan at 3:00pm.

- 1. 3:00pm at 1 Thelma Ln., Middletown, RI (off West Main Rd. opposite Rogers Lane) - Request of the Zoning Board of Review for an advisory recommendation on an application for Development Plan Review, KREG, LLC (William & Elizabeth Gill & David Lawrence, owners) for a special use permit to allow proposed development of a 36-unit Senior Independent Living Facility in Zone 1 of the Watershed Protection District pursuant to sections 1106 and 2202 of the Middletown Zoning Ordinance. Property located at 1 Thelma Lane, Plat 111, Lots 13,14, 23 & 23B.**

The applicant David Lawrence was present, as was their attorney Jay Lynch, and engineer Christopher Duhamel.

Mr. Sullivan stated that the purpose of the meeting is for the board members to view the site and asked questions of the applicant. There will be no discussion of the merits of the application, and no public input will be received.

Mr. Duhamel provided an overview of the proposal including a viewing of the edge of the wetland and description of the location of Bailey Brook. Mr. Duhamel explained that the main access to the property would enter from West Main Road with gated emergency access from Arruda Terrace. He noted that the Rhode Island Department of Environmental Management approved the permit and site plans were updated to include a row of arborvitae trees along the perimeter of the wetlands per DEM.

Discussion included former uses of the site, runoff catchments, and pervious pavement specifics.

The meeting moved to the next site.

- 2. 3:45pm at 288 Vauclose Ave., Middletown, RI - Request of Trademark Builders, LLC for Master Plan approval, including request for waivers from certain provisions of the subdivision**

and land development regulations, for a proposed 7-lot major subdivision of property fronting on Vacluse Ave. The property is identified as 288 Vacluse Ave, Assessor's Plat 129, Lot 21, and is located approximately 800 feet to the south of the intersection of Vacluse Ave. and Peckham Ave.

Applicant Gregory Coe and engineer Timothy Behan were present.

Mr. Sullivan stated that the purpose of the meeting is for the board members to view the site and asked questions of the applicant. There will be no discussion of the merits of the application, and no public input will be received.

Mr. Behan provided an overview of the site including a discussion of the proposed roadway connecting Summerfield Lane to Vacluse Avenue.

Mr. Nash asked a question regarding waivers for road and sidewalk construction. Mr. Behan responded that a waiver is requested for a 22-foot road width where 26-feet is required, and for asphalt sidewalks where concrete is required. Mr. Behan noted that the waivers were discussed in the previous Technical Review Committee meeting.

In response to board questions, Mr. Behan noted that soil and percolation testing with the Rhode Island Department of Environmental management was not complete.

The site visit concluded at approximately 4:20pm and the meeting was adjourned.

Respectfully submitted;

Rita Lavoie

Principal Planner