



## Town of Middletown Planning Department

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

### PLANNING BOARD MINUTES Special meeting – Site Visits May 31, 2017

#### Board members present:

Paul Croce, Chairman  
Matthew Sullivan, Vice Chairman  
Bill Nash, Secretary  
Liz Drayton  
Betty Jane Owen  
Terri Flynn  
Jim Williams

*The Planning Board conducted site visits to the following locations which are the subject of applications currently under review. The meeting was called to order by Mr. Croce at 3:05pm.*

- 1. 3:00pm, 430 Mitchell's Ln., Middletown, RI - Request of Mark Brennan for Master Plan approval, including request for waivers from certain provisions of the subdivision and land development regulations, for a proposed 11-lot major subdivision of property fronting on Mitchell's Lane. The property is identified as 430 Mitchell's Lane, Assessor's Plat 124, Lots 13, 14, 14a, 15, and is located approximately 1300 feet to the north of the intersection of Mitchell's Lane and Fayal Lane.**

The applicant and his engineer, Chris Duhamel of DiPrete Engineering were present.

Mr. Wolanski reminded board members that the purpose of the meeting is to view the site, not to deliberate the merits of the application. The applicant and engineer are available to answer questions.

Mr. Duhamel described the proposed layout of the subdivision.

There were questions and discussion regarding soil conditions on the property and the options for onsite wastewater treatment. Mr. Duhamel addressed these questions.

There was discussion about existing stone walls on the property. The applicant was asked to consider options for retaining the stone walls.

Board members walked the site before departing.

- 2. 3:45pm, 194 Third Beach Rd., Middletown, RI - Request of the Zoning Board of Review for an advisory opinion on a petition from Elizabeth Harvey for a Special Use Permit for construction of a 2-car attached garage in the Watershed Protection District, Zone 1. The property is located at 194 Third Beach Road further identified as Tax Assessor's Plat 125 Lot 126.**

Mr. Croce recused himself from discussion of this item.

The applicant was present. A member of the Conservation Commission, Mr. Tarpgard, and Town Engineer, Warren Hall, were also present.

Mr. Wolanski described the purpose of the site visit and the reason for the Planning Board's review of the application. The area of the property where the garage addition is proposed is within Zone 1 of the Watershed Protection District. He noted that a variance request for encroachment into the side-yard setback will also be considered by the Zoning Board of Review.

Mrs. Harvey described the dimensions of the proposed garage. It will be used for vehicle storage and storage of gardening tools and equipment.

Board members walked the site and viewed the surface drainage patterns.

The applicant indicated that her engineer will be available to answer questions during the June 14<sup>th</sup> regular Planning Board meeting.

The meeting adjourned at approximately 4:00pm.

Respectfully submitted:  
Ronald Wolanski  
Planning Director