



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES Special Meeting – Site Visits November 30, 2017 3:00 PM

Board members present:

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

Rita Lavoie, Principal Planner

1. Peckham Lane Subdivision, Sean Napolitano, applicant. - Request for Master Plan approval for a proposed 24-lot major subdivision of property fronting on Peckham Lane. The property is identified as Assessor's Plat 124, Lots 39, 105, 106 and is located approximately .3 miles to the north of the intersection of Peckham Lane and Wapping Rd.

- The Planning Board conducted a site visit to view to above property and ask questions.
- Ms. Lavoie addressed the board and the members of the public to explain that the purpose of the site visit is to view to above property and ask questions. She noted that there will be no discussion by the board, votes taken, or opinions received by the public. Any member of the public wishing to provide opinions may do so at the public hearing, scheduled for December 13, 2017.
- Engineer for the applicant, Ms. Lyn Small, provided an overview of the proposed project. She mentioned that the 24-lot proposal includes individual wells, community septic systems, and drainage systems.
- Attorney for the applicant, Mr. David Martland explained that maintenance for the community septic system would be managed by a housing association and septic pre-treatment would occur at each house. He further elaborated that such systems are regulated by the State and there would be an operations and maintenance agreement recorded with the lot deeds.
- Mr. Martland explained the details of a conservation-style subdivision, which is required by the Town.
- The board toured the property.
- Information on overland water flows and roadway width was shared.

The meeting adjourned at 3:45pm

Respectfully submitted:
Rita Lavoie
Principal Planner