



Town of Middletown Planning Department

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

PLANNING BOARD MINUTES

February 1, 2018

Special – Site Visit

Board members present:

Paul Croce, Chair

Rita Lavoie, Principal Planner

Bill Nash

Liz Drayton

Terri Flynn

B.J. Owen

Art Weber

Jim Williams (joined at 3:10pm)

The Board conducted site visits of the properties that are the subject of the applications listed below. The purpose of the meeting is for Planning Board members to view the subject properties.

1. 3:00pm - Application of Turner Road Realty Trust, LLC for Preliminary Plan approval of a proposed 3-lot subdivision of land located at 305 Turner Rd., Plat 113, Lot 227.

- a. Applicant Mr. Alan Kirby and his attorney, Mr. David Martland gave an overview of the site:
 - i. Abandonment of the existing landscaping business is likely
 - ii. Materials and location of driveway access to the proposed rear lots
- b. Mr. Tom O'Loughlin, Director of Public Works provided details on the location of public sewer and means to service the proposed lots
- c. The Board asked about driveway options, confirming an additional curb cut
- d. Ms. Lavoie added that the Town Planner's memo mentions utilizing a public-right-of-way instead of a driveway for access
- e. Members left the site at approximately 3:20

2. 3:40pm - Application of 2nd Street Construction, LLC for Preliminary Plan approval of a proposed conservation development to consist of 6 dwelling units on land located at 308 Chases Lane, Plat 106, Lots 6A & 516.

- a. Mr. John Bragga, engineer, and Mr. Bob Silva and Mr. Sean Buchard, attorneys for the applicant gave an overview of the proposal:
 - i. Existing house will be demolished
 - ii. Minimal tree removal

- iii. Town water and sewer will be used
 - iv. Only Chases Lane can be used for frontage; Navy roads cannot be used
 - v. No additional “community” parking areas
 - vi. Location of rain garden drainage area delineated
 - b. Mr. Silva showed proposed renderings of the dwellings.
 - c. Clarification of necessary zoning relief is pending the Building Official’s determination. Technical Review Committee meets February 8, 2018.
 - d. The Board left the site at approximately 4:00pm
- 3. 4:20pm - Application by Steven Shelton and Sandra Gowett for Preliminary Plan approval of a 2-lot minor subdivision of land located at 535 Tuckerman Ave., Plat 122, Lot 129.**
- a. Ms. Lynn Small, engineer, and Mr. Bob Silva and Mr. Sean Buchard, attorneys for the applicant described the proposed subdivision:
 - i. Lot is under 30,000 square feet
 - ii. Drainage includes an underground pipe from the street down the driveway with the end of the pipe exiting on the neighboring property into a rock and landscaped drainage channel into the coastal feature.
 - iii. The property includes view easements
 - iv. Public utility easements are being discussed with Town Solicitor
 - v. Delineation of the coastal feature
 - vi. Town water and sewer is available
 - vii. Setbacks were outlined
 - b. There were questions from the Board regarding:
 - i. Location of driveways
 - ii. Drainage concerns, as existing home is physically below proposed lot
 - iii. View easements’ details

Meeting adjourned at approximately 4:50pm

Respectfully submitted:

Terri Flynn
Planning Board Secretary