

# Town of Middletown

## Planning Department



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

### PLANNING BOARD MINUTES

**May 31, 2018**

Special – Site Visit

#### **Board members present:**

Paul Croce, Chair

Bill Nash, Vice Chair

Terri Flynn, Secretary

Liz Drayton

B.J. Owen

Art Weber

Jim Williams

Ron Wolanski, Town Planner

The Board convened at 3:00pm to walk the subject property of the application listed.

#### **1. Application of Jerry Kirby, 24 Wolcott Ave Subdivision – Request for preliminary plan approval for a 2-lot subdivision of land located at 24 Wolcott Ave., Plat 121nw, Lot 4.**

**A.** Present: Applicant; David Martland, Applicant's Attorney; Tom Principe, Engineer; Madeline Melchert, Designer.

**B.** Mr. Wolanski reminded Board to ask questions, not deliberate

**C.** Mr. Principe described proposed project:

1. Two-lot subdivision: duplex/front lot, single-family/rear lot
2. Shared 3/4" stone driveway-northerly property line, 1 curb cut total
3. Proposed storm water management
  - i. Water drainage-none to neighbors
  - ii. Diversion basin meters off-site drainage
  - iii. Overflow to swale, south side (18'-21'long x 18" deep)
  - iv. Roofs: separate drainage
  - v. Improves existing neighborhood water runoff situation
4. Zoning needed: street frontage variance/both lots; special use permit/duplex

**D.** Board clarifications:

1. Off-site runoff=water entering property from neighboring private properties
  - i. Until develop land, owners not responsible for water runoff
2. Ownership:
  - i. No homeowners association; condos possible in future
  - ii. Proposing 2 owners maximum (duplex, single family); 3 dwelling units
- 3.** Proposing storm water maintenance easement: requires system inspection, maintenance by owners; If flooding complaint, consequences if not maintained

**E.** Board:

- 1.** Requested owner review property line, driveway plan (west end of property along northerly property line) to save existing trees, as planned
- 2.** For accuracy, suggested verifying property lines abutting project/Town Hall surveys

Meeting adjourned at approximately 3:45pm

Respectfully submitted: Terri Flynn, Planning Board Secretary