

# Town of Middletown

## Planning Department

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



### PLANNING BOARD MINUTES

**August 23, 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

#### **Members absent**

Jim Williams

#### **Others present**

Ron Wolanski, Town Planner

*The Board convened at 3:00pm.*

*(This meeting was not recorded)*

**1. Request for recommendation to the Zoning Board of Review – Application of Benzine Development, LLC for Development Plan Review, including request for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521, for construction of a gas station with a convenience store, restaurant with drive-thru window, and a car wash to be located in the Limited Business – Traffic Sensitive (LBA) zoning district, and Zone 1 of the Watershed Protection District, on property identified as 533 East Main Rd. and 1225 Aquidneck Ave., Assessor's Plat 113, Lots 190, 191, 192, 193, 195 & 197.**

**A. Present:** Applicant, Nick Giacobbi with attorney David Martland; Engineer, Lyn Small

**B. Property highlights:**

1. state roads border west, north; private property south, east; regulated wetland area
2. catch basin, drain line along roadways
3. E Main drainage unfiltered to swale

**C. Project Details:**

1. 1-way exit E Main; 2-way exit Aquidneck
2. plantings; landscaping detail provided
3. water to rear/larger drain slows flow: drainage rate reduced under all conditions

**D. Board Clarifications:**

1. exit southwesterly: go north, around pumps, turn south
2. calculations: no evaporation credit
3. water to wetlands
  - i. regulated: reduction in peak run-off
  - ii. not regulated: average run-off/increased volume to rear
4. TRC found neighbors not impacted since water goes towards neighbors currently
5. despite visual contour, outflow direction confirmed
6. there is no abutter input

*Meeting adjourned at approximately 3:40pm*

Respectfully submitted: Terri Flynn, Planning Board Secretary