

TECHNICAL REVIEW COMMITTEE MINUTES

January 20, 2011

Members present:

Ron Wolanski, Town Planner, Chairman

Tom O'Loughlin, DPW Director

Warren Hall, Town Engineer

The meeting was called to order at 9:00 am.

1. 1235 WMR Realty, LLC, Request for development plan review for a proposed retail commercial redevelopment of property located at 1235 West Main Road, Plat 106, Lot 87.

The applicant was represented by engineer Mike Russell.

Mr. Russell described the revisions made to the plan as a result of discussions during the January 5, 2011 meeting.

There was discussion of the waivers that will be needed in order for the plan to be approved by the planning board, including regarding the street tree requirements.

Mr. Russell stated that the applicant has determined that a RIDOT physical alteration permit and a RIDEM wetlands permit will be required to allow for the proposed alterations.

By consensus the matter was forwarded to the Planning Board for consideration of necessary waivers, and with the following recommended conditions of approval:

- 1. Prior to issuance of building permits, the Town Engineer shall complete review and approve the storm water management plan and calculations.**
- 2. Prior to issuance of building permits, a storm water drainage maintenance easement and agreement must be executed and recorded, with the contents to be reviewed and approved by the Town Solicitor and appropriate town staff prior to recording.**
- 3. Prior to issuance of building permits the applicant shall locate and confirm the capacity and condition of the existing sewer line serving the property. Any modifications to the sewer connection(s) required by the Director of Public Works must be addressed.**
- 4. Prior to the issuance of building permits, the applicant is required to provide confirmation from the City of Newport Water Department adequate water service is available to serve the property.**
- 5. The applicant has determined that A RIDOT physical alteration permit and an RIDEM wetlands application must filed. Prior to issuance of building permits, all required state permits must issued and copies provided to the building inspector.**

The meeting adjourned at 9:40am

Respectfully submitted

Ronald M. Wolanski, Chairman

Technical Review Committee