

TECHNICAL REVIEW COMMITTEE MINUTES

June 28, 2011

Members present:

Jack Kane, Building/Zoning Official

Tom O'Loughlin, DPW Director

Warren Hall, Town Engineer

Alison Ring, Principal Planner

Others present:

Rocky Kempenaar – One Mile LLC

Kajsa Kempenaar – One Mile LLC

Dave Martland

Robert Silva

Ed Landry – First Bristol Corporation

Jeff Karam – First Bristol Corporation

Richard Bourbonnsis – Millstone Engineering

Matthew Viana – Millstone Engineering

Adam Westman – Middletown Fire Department

The meeting was called to order at 8:30 am.

One Mile, LLC, Request for development plan review meeting regarding proposed hotel development at West Main Rd., Plat 108NW, Lot 168.

Revisions to the plan based upon comments made during the pre-application meeting were presented by Matt Viana. Included in these revisions were adding a hydrant on the southern end of the site. Sewers were disconnected from Connecticut Street and brought to West Main Road, and a 5,000 gallon emergency storage tank was added to the plans. The percentage landscaping calculation was added to the plan – 30%. The locations of light fixtures were added and an image of the type of fixture to be used was displayed.

After reviewing the elevations, the plans would require waivers for the proposed flat roof and use of hardi plank siding. Brick was also proposed. There was discussion of the percentage window coverage for the different elevations. North side may be short of 20% but it does not face a public way.

The TRC suggested preparing an elevation the way it will appear from Race Street.

Adam Westman, Fire Department, expressed concern regarding ladder access to upper stories of the hotel. It was suggested to use a different type of species, Armstrong maple, and a fewer number to not impede access. Warren Hall, Town Engineer, initial review of drainage calculations said the peaks were mitigated. He will continue his review.

Motion by Mr. O'Loughlin, seconded by Mr. Kane to refer the application to the Planning Board.

Vote: 4-0.

The meeting adjourned at 9.10am

Respectfully submitted

**Alison Ring, Principal Planner
Technical Review Committee**