

TECHNICAL REVIEW COMMITTEE MINUTES

July 27, 2011

Members present:

Tom O'Loughlin, DPW Director

Warren Hall, Town Engineer

Ron Wolanski, Planning Director

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

Old Business

1. St. Georges School, Plat 121SW, Lot 39, Development Plan Review for proposed parking lot expansion and associated storm water drainage control.

The applicant was represented by engineer Jonathan Stabach of VHB. He reviewed the plan, which includes expansion of an existing parking lot by adding 43 parking spaces. Pervious pavement, storm water runoff control, landscaping and lighting will be included.

Mr. Wolanski requested that a crosswalk be added to the plan in order to guide pedestrians through the parking lot to the building entrance. Also, he noted that required parking lot trees must be a minimum 4" caliper, unless the applicant wishes to request a waiver.

Mr. Stabach indicated that the plan will be revised to address both issues.

Mr. O'Loughlin stated that he had no concerns related to utilities.

There was discussion of the proposed storm water drainage plan. Mr. Stabach stated that the plan complies with the current RIDEM storm water design manual.

Mr. Hall stated that he will complete review of the calculations to confirm compliance with the regulations.

Motion by Mr. O'Loughlin, seconded by Mr. Hall to approve the plan subject to the following conditions:

a. Prior to the issuance of permits the Town Engineer shall complete his review of the storm water drainage plan and calculations and confirm consistency with town storm water management regulations.

b. Prior to the issuance of permits, the site plan shall be modified to provide a pedestrian crosswalk through the parking lot to the building.

c. Prior to the issuance of permits, the landscaping plan shall be modified to provide the required number of 4" caliper trees. The plan must be stamped by a Rhode Island registered landscape architect.

Vote: 3-0-0.

The meeting adjourned at 9:45am

Respectfully submitted

Ronald Wolanski, Planning Director, Chairman

Technical Review Committee