

TECHNICAL REVIEW COMMITTEE MINUTES

November 16, 2011

Members present:

Jack Kane, Building/Zoning Official

Tom O'Loughlin, DPW Director

Warren Hall, Town Engineer

Ron Wolanski, Planning Director

The meeting was called to order at 2:10 pm.

Old Business

1. Newport Rifle Club, Development plan review for proposed parking and site alterations. Property located at 360 Wyatt Rd., Plat 119, Lot 9. The applicant was represented by Tim Behan of TJB Engineering, LLC.

Mr. Behan reviewed the scope of the project.

Mr. Wolanski stated that it appears that the proposal, which consists of limited alteration to the existing development, is consistent with commercial development design requirements.

Mr. Kane stated that there appeared to be no zoning issues created by the proposal.

Discussion then focused on the need for a RIDEM wetlands permit and stormwater management approval. The applicant stated that the plan will be finalized subject to RIDEM permitting requirements. Much of the site is in the jurisdictional wetland as well as the 100-year

floodplain. Runoff rate and volume will remain unchanged due to the addition of a crushed stone surface in areas that are not proposed for pavement. The applicant is also offering a conservation easement and establishment of native vegetation in an existing lawn area adjacent to the Maidford River. Variances from some RIDEM requirements will be requested.

The consensus of the TRC members was that the town should defer to RIDEM on the review and permitting of the proposed drainage plan for consistency with state requirements.

Motion by Mr. Kane, seconded by Mr. O’Laughlin, to approve the plan subject to the condition that prior to construction the applicant shall secure necessary permits from the RI Department of Environmental Management, including but not limited to a wetlands permit; and that the final storm water management plan (Town Code Chapter 153) and construction site runoff control plan (Town Code Chapter 151) be reviewed and approved by the designated town officials.

Vote: 4-0-0.

The meeting adjourned at 2:30pm

Respectfully submitted

**Ronald Wolanski, Planning Director, Chairman
Technical Review Committee**