

March 15, 2012

Town Council Chambers

Members present:

Jack Kane, Building/Zoning Official

Warren Hall, Town Engineer

Tom O'Loughlin, Director of Public Works

Ron Wolanski, Planning Director

Also present:

Tony Pesare, Police Chief/Acting Town Administrator

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

New Business

1. Pre-application discussion – Old Farm LLC, proposed commercial/mixed use development of property fronting on West Main Road, Plat 106, Lot 55.

Present on behalf of the applicant: David Martland, Paul Hogan, Robert Kempenaar, and a representative from Prime Engineering.

Mr. Wolanski provided the DPR application and checklist to the applicant's attorney, Mr. Martland.

Paul Hogan, representing the applicant, stated that an early concept plan will be revised to remove the proposed residential component to the project. There have been discussions with RIDEM regarding the possibility of using collected storm water runoff for irrigation to the

abutting golf course.

Mr. Kane reviewed zoning items that must be considered, including parking and loading zones, and ADA requirements.

Mr. Hogan stated that the current plans propose access to Brown's Lane and to West Main Rd. at Forest Ave. A vehicular connection to the abutting auto repair facility will also be provided. The plan does not propose improvement, or increased capacity to Forest Ave. The intent is to discourage use of Forest Ave. to access the development. There was discussion of the town's storm water management requirements.

The applicant indicating that the sewer pump station(s) in the development would accommodate 24-hour flow holding capacity.

Mr. O'Loughlin stated that the location of the sewer connection would be determined based on anticipated flows.

The applicant was advised of the town's development impact fee requirements.

The applicant indicated that revised plans would be filed with the Building Inspection Department shortly.

The meeting adjourned at 10:00am

Respectfully submitted

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