

TECHNICAL REVIEW COMMITTEE MINUTES

July 17, 2012

2nd Floor Conference Room

Members present:

Jack Kane, Building/Zoning Official

Warren Hall, Town Engineer

Tom O'Loughlin, Director of Public Works

Ron Wolanski, Planning Director

Ron Doire, Fire Chief

The meeting was called to order at 10:00am.

New Business

1. ACP Land, LLC, Request for Development Plan Review for proposed ground-mounted solar photovoltaic installation, Silva Lane, Plat 115, Lot 672.

Representing the property owner was Attorney Robert Silva, Frank Epps and Dan Richardson of rTerra, and Alan Benevides of Woodward & Curran.

There was discussion of the requested waivers/variances including for landscaped buffers and screening. Mr. Silva stated that the required variance application relative to the design requirements has

been filed with the Zoning Board of Review. It appears that the required buffer widths are provided, but the applicant is seeking relief from screening requirements. Existing vegetation along the property lines will be maintained.

Chief Doire stated that it appears that adequate access for the Fire Department purposes is provided. He had no other concerns.

Mr. Benevides discussed the storm drainage. He stated that a RIPDES permit will be required. Requirements of town ordinances would also be addressed.

Mr. Hall stated that the drainage calculation should be revised to reflect the revised plan, which calls accessing the site from the abutting lot 42, rather than from Silva Lane. The proposed drainage improvements should be tied directly to the drainage system that exists on Lot 42, with appropriate easements.

There was discussion of the drainage swale that exists on the subject lot, and which receives up-slope runoff. The town wants to ensure that the swale is not adversely impacted by the project and is protected from future alteration. Mr. Hall suggested that there may be an existing easement over the swale. The applicant will investigate.

Motion by Mr. Kane, seconded by Mr. Hall, to forward the matter to the Planning Board with a positive recommendation, subject to the condition that the applicant provide and the Town Engineer approve the revised stormwater drainage plans and calculations prior to permitting. Vote: 4-0-0.

The meeting adjourned at 11:00am

Respectfully submitted

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