

TECHNICAL REVIEW COMMITTEE MINUTES

August 7, 2013

9:00am

2nd Floor Conference Room

Members present:

Warren Hall, Town Engineer

Tom O'Loughlin, Director of Public Works

Ron Wolanski, Planning Director

Jack Kane, Building/Zoning Official

Also Present:

Alison Ring, Principal Planner

Mike Moonan, Mark King, Sarah DeStefano, and Linda Steere of Weston & Sampson, the Town's consulting engineer

Tim Theis, of PARE Corp., the applicant's engineer

Vin and Derek Mesoletta, applicants

The meeting was called to order at 9am.

Old Business

1. CVDDII LLC, proposed self storage facility located at 1747 West Main Road, Plat 111 Lot 8. Request for Development Plan Review.

Mr. Wolanski described the ongoing process to review the

application.

Each committee member discusses areas of concern.

Mr. Wolanski stated that the applicant must secure RIDEM and other state permits prior to approval of the development plans. The applicant is also required to pay the development plan review fee per Zoning Ordinance Section 310. The applicant must identify requested waivers from the commercial development design guidelines.

Mr. O'Loughlin stated that the location of the sewer main within the storm water treatment system, and under proposed buildings is not acceptable. The applicant's engineer agreed to revise the plans.

The off-site impact of storm water runoff leaving the site to the north must be evaluated. Mr. Hall stated that the capacity of the upstream system must be confirmed, including the RIDOT system.

The applicant's engineer, Mr. Thies, stated that they met with DEM staff early in the design process and will work toward securing wetlands/RIPDES and waste management approvals.

Ms. Steere, a wetlands biologist and soil scientist, working as a subcontractor to Weston & Sampson, stated that there are hydric soils on the property that have been buried under several feet of fill material. This finding was consistent with those of the applicants soil scientist, Mr. Faneuf. Ms. Steere stated that she identified additional small areas of possible wetlands not identified on the applicant's plans. She stated that these areas may include perched water on compacted fill.

Mr. Wolanski asked Ms. Steere if she would consider the project area soils as they exist today as hydric soils. She stated that she would

not due the several feet of fill.

Mr. King asked about the apparent increase in rate of runoff from one of the sub-watersheds on the site. Mr. Thies stated that he is considering the entire site as a single watershed since the runoff reaches the offsite wetland at the same point.

Mr. Thies stated that he would address the concerns that have been raised and provide a written response.

The matter was continued to a TRC meeting scheduled for August 13, 2013 at 9am.

New Business

1. Town of Middletown, proposed renovation and additions to the Middletown Fire Station, Wyatt Rd., Plat 119, Lot 13. Application for Development Plan Review.

The engineer for the applicant, Jill Dapont of DiPrete Engineering review to the plans.

Mr. Hall suggested minor modifications to the site drainage plan. The applicant's engineer will revise the plans accordingly.

Mr. Wolanski reviewed the list of waivers from the commercial development design standards that would be needed.

The TRC completed its review and by consensus forwarded the application to the Planning Board for consideration, including consideration of requested waivers, subject to the following recommended conditions:

1. Prior to the issuance of building permits, the Town Engineer must complete review and approve the revised storm water drainage plan

and calculations as being consistent with town storm water management requirements.

2. Prior to the issuance of building permits, the applicant must provide confirmation that all required state permits and approvals have been secured.

The meeting adjourned at 10:15am

Respectfully submitted

Ronald Wolanski, Planning Director, Chairman

Technical Review Committee