



Town of Middletown
Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

TECHNICAL REVIEW COMMITTEE MINUTES

June 25, 2015

9:00am

2nd Floor Conference Room
350 East Main Rd., Middletown, RI

Members present:

Alison Ring, Principal Planner
Tom O'Loughlin, DPW Director
Warren Hall, Town Engineer

Others Present:

John Warner, Applicant
Kevin Demers– DiPrete Engineering
Robert Silvia, Esq.
Thomas St. Claire, Realtor
Mike Fenten – Roads and Utilities Committee
Chuck Allott – Aquidneck Land Trust

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

1. Application of John Warner for Master Plan approval of a proposed 3-lot major subdivision. Property fronting on Paradise Avenue and Serenity Drive, and located approximately 300 feet to the east of the intersection of Serenity Drive and Compton View Drive, Assessor's Plat 120, Lot 68.

The applicant presented revised plans that increase the amount of land to be deeded to the land trust. The original plans had 4.3 acres for the third lot and it did not meet the definition of buildable (did not have minimum of 40,000sf of continuous upland). According to applicant's engineer, Kevin Demers, the reconfigured lots would all meet the 40,000 sf of upland area. The land trust would be deeded the 5 acre lot. There was some discussion by Mr. Silva on the benefits to the land trust and the applicant in meeting the 5 acres (Farm, Forest and Open Space Program) and defining the lot as buildable. Applicant may prefer that note not be on plans to say lot is not buildable. Ms. Ring said that if the new lot meets the town's zoning and subdivision regulations and is considered buildable there may no longer need to be notation on plan.

Kevin Demers said he spoke to Newport Water Department and Compton View Drive had higher water pressure than Maidford River Road so water line extension to new lots is proposed off Compton View Drive / Serenity Drive.

Mr. O'Loughlin said there were no capacity concerns for sewer system from Maidford River Road but requested the applicant tie in to main line and install a manhole where the two laterals combine on the private property and be of 4feet diameter standard size.

The plan will require sewer easement. Water line does not appear to need easement. Plans that were reviewed does show gas lines crossing over property lines, however, engineer may make revisions to avoid needing an additional easement for gas line.

Mr. Silva explained that cul de sac will require waivers from Planning Board for road construction standards and is there merely to meet frontage requirement for the two lots.

Mr. Demers will submit copies of revised plans on Monday, June 29th.

Jack Kane did arrive to the meeting late and Ms. Ring quickly reviewed revised plans with him. He did not identify any zoning issues at that time.

Motion by Mr. Hall, seconded by Mr. O'Loughlin, to forward a positive recommendation to the Planning Board, subject to consideration of waiver requests by the Planning Board for road construction and inclusion of the items above on revised master plan:

Vote: 4-0-0.

The meeting adjourned at 9:40am

Respectfully submitted
Alison Ring, Principal Planner