



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

October 21, 2015

10:00am

Town Council Chambers
350 East Main Rd., Middletown, RI

Members present:

Ron Wolanski, Planning Director, Chairman

Tom O'Loughlin, DPW Director

Jack Kane, Building/Zoning Official

Steve Cabral, Crossman Engineering, Consulting Engineer

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

- 1. Recommendation to the Planning Board on an application of VSH Realty Inc. & Cumberland Farms Inc. & John J. Moitoza Revocable Trust (owners) and First Hartford Realty Corporation (applicant) for a special use permit to allow renovation and expansion of an existing gasoline dispensing facility in Zone 1 of the Watershed Protection District. Waivers are requested from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, Section 521. Property located at 94 & 106 Aquidneck Ave. Assessor's Plat 115, Lots 132, 133, 134.**

Representing the applicant were attorney Robert Silva, Patrick O'Leary of VHB, Maureen Chlebek of McMahan Engineering, and Cuck Meek of First Hartford.

Mr. Wolanski stated that per advice of the Town Solicitor, and given the environmental sensitivity of the subject property, review by town boards cannot proceed until all items required in the submission checklist, including state permits, are addressed.

The applicant indicated that state permitting review is underway, but will not be complete for several weeks. Modifications to the storm drainage system design will likely result due the discovery of unresolved environmental conditions on the property.

Mr. Cabral review his memo dated October 19, 2015. It was noted by the committee that concerns related necessary zoning relief and requests for waivers will be addressed by the appropriate boards. The TRC does not issue recommendations on these matters. Remaining areas of concern will addressed upon the submission of revised plans following completion of the state review.

By consensus that matter was continued until a future date to be determined.

2. Recommendation to the Planning Board on a development plan review application of Aquidneck Avenue Equities, LLC to install additional parking area on property located at 850 Aquidneck Ave., Plat 114, Lot 92C.

This matter was continue at the applicant's request.

The meeting adjourned at 11:10am

Respectfully submitted
Ronald Wolanski, Planning Director, Chairman
Technical Review Committee