



**Town of Middletown**  
Planning Department

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

**TECHNICAL REVIEW COMMITTEE MINUTES**

**November 25, 2015**

**9:00am**

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

**Members present:**

Ron Wolanski, Planning Director, Chairman  
Tom O'Loughlin, DPW Director  
Warren Hall, Town Engineer

**Others present:**

Ron Doire, Fire Dept.

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

**1. Windmill Partners, LLC Request for Development Plan Review for proposed demolition and construction of a new 1,780 sq.ft. commercial building and site improvements at 132 East Main Rd., Plat 107SE, Lot 200.**

The applicant was represented by engineer Molly Titus of DiPrete Engineering. The applicant's architect was also present.

Ms. Titus reviewed the plan.

Mr. Wolanski noted that TRC review cannot be completed until RIDEM permitting is complete. Such permits are required as part of the DPR submission.

Ms. Titus stated that DEM will not permit infiltration of storm water due to onsite soil contamination. The PAP from RIDOT is pending.

Mr. O'Loughlin recommended that existing pavement which straddles the property line along Rego Rd be cut at the property line where landscaping is proposed.

Mr. Hall will review proposed provisions for storm water management.

There was discussion of the waivers from the commercial development design standards that would be necessary. Recognizing the limitations of the site, it was recommended that the applicant contact RIDOT to determine if installation of landscaping within the East Main Rd. right of way, between the front property line and the side walk, would be permitted. The applicant was also asked to provide calculations of the proposed landscaped area on the site, and the percentage of glazed area on the street-facing facades.

The TRC will reconvene to complete its review of the application once the required permitting and other requested items are provided to the Planning Dept.

The meeting adjourned at 9:45am

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