



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

January 6, 2016

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
Jack Kane, Building/Zoning Official

Others present:

Rob McCall, Fire Dept.
Drew Pflaumer, Principal Planner

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

- 1. Application of John Warner for combined Preliminary and Final 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 was represented by his attorney Robert M. Silva, as well as his engineer, Kevin Demers of DiPrete Engineers.

Mr. Demers reviewed the modifications to the plans made to address comments from town staff. These include adding some information and notes to the plans. He noted also that proposed Lot C had been increase in size somewhat, to 5.0 acres.

Mr. Kane stated that there appear to be no zoning issues. The proposed lots meet the dimensional requirements of the zoning ordinance.

To accommodate snow plowing, Mr. O'Loughlin requested that the current pavement width of both Serenity Dr. and Maidford River Rd. be extended to be at least 10 feet beyond the point where driveway entrances are provided. For utility work in Serenity Dr. and Maidford River Rd., pavement must be removed and replaced from the centerline to the shoulder. On the private sewer line to serve Lots A & B, the line must be 6" diameter and must include manholes at transition points.

Mr. Hall stated that he will complete review of drainage plans and calculations, as well as the cost estimates for the performance security. It was noted that the cost estimates will have to be revised to address the required changes to proposed public improvements.

Mr. McCall stated that the Fire Dept. is happy with the proposed revisions to the ends of Serenity Dr. and Maidford River, which proved space for vehicles to turn around. It was notes that a new hydrant is proposed to be lacted at the end of Serenity Dr.

Motion by Mr. O'Loughlin, seconded by Mr. Kane, to forward a positive recommendation to the Planning Board subject to the following recommended conditions:

1. Prior to recording the final plan, required performance security in an amount approved by the Town Engineer, and in a form acceptable to the Finance Director, must be posted.
2. Prior to recording the Town Engineer must complete review and approve the storm water management plan and calculations.
3. Prior to recording the final plan, revisions to the plan requested by the Technical Review Committee shall be completed. These include: extension of the full current pavement width of both Serenity Dr. and Maidford River Rd. to 10' beyond proposed driveway entrance for each lot; proposed private sewer line shall be a minimum 6" diameter and include manhole structures at transition points; and the plan shall be revised to indicate the removal of the property line at the location of the proposed extension of Serenity Dr.

Vote: 4-0-0.

The meeting adjourned at 9:30am

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