



**Town of Middletown**  
Planning Department

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

**TECHNICAL REVIEW COMMITTEE MINUTES**

**January 26, 2016**

**1:00pm**

**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.

The meeting was called to order at 1:00pm.

**1. Application of Konstantinos & Eleni Moisiades for Development Plan Review for a proposed commercial/mixed-use development of property located at 62 Wave Ave. and 74 Aquidneck Ave, Assessor's Plat 116NW, Lots 2, 2a, & 3.**

The applicant was represented by his attorney Robert M. Silva, as well as his engineer, Mike Russell, and architect Spencer Macomb.

Mr. Silva stated that his client is working with CRMC to secure a preliminary determination, which would allow the town to proceed with the Development Plan Review process.

Mr. Russell discussed the CRMC review and the issue of defining the required buffer zone. He reviewed the site plan.

Regarding the proposed site plan, Mr. O'Loughlin requested that the sewer service to the new building use one of the exiting laterals serving the site, rather than establishing a new connection to the main.

There was discussion of the plan's proposal to use a portion of the town road right-of-way for site circulation. Town Council approval of an easement would likely be needed. An alternative of reducing the size of the proposed building further back on the site was discussed. The applicant will consider revising the plan. Mr. McCall stated that the Fire Dept. would have to review the revised plan to confirm that site access is adequate.

Mr. Wolanski reviewed the list of waiver requests. The list might be revised if the site plan is modified. A stamped landscaping plan and building elevations must be submitted for review.

Mr. Hall stated that he will review the storm water drainage calculations. The plan may need to be revised to ensure that there is no impact on abutting property owners.

By consensus the matter was tabled for further review of revised plans once they are submitted.

The meeting adjourned at 1:45pm

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