



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

February 11, 2016

11:00am

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:

Ron Doire, Fire Chief
Rob McCall, Fire Dept.

The meeting was called to order at 11:00am.

- 1. Application of Prescott Point Partners, LLC for Development Plan Review for a proposed residential development including a 20-unit multifamily condominium project with a 2,500 sq.ft. clubhouse, and a 48-room residential care/assisted living facility. Property located off West Main Rd., Assessor's Plat 104, Lot 7**

The applicant was represented by engineer Lyn Small of Northeast Engineers and consultants, and attorney Jay Lynch.

Ms. Small reviewed the proposal to develop 20 single-family units, a club house and a 48 room assisted living facility on the portion of the development project located in Middletown. The project will be developed as a condominium/multi-family use, rather than a subdivision. The property will be served by Newport Water and a private sewage treatment plant.

The Fire Dept. requested clarification on the type of hydrants (Newport vs. Portsmouth) to be used. They also would like more information on the proposed assisted living building. The requested access, including 24' wide roadway is adequate.

Mr. Hall raised concern over the grade of one segment of roadway. Ms. Small will confirm that the plan conforms with town regulations.

There was discussion of the storm water system. Mr. O'Loughlin stated that the design must comply with state and town requirements, which include use of a trunk line which lines from storm basins will connect to at manhole structures. Ms. Small will confirm that the proposed design meets requirements.

Mr. Wolanski stated that the project is subject to the commercial development design requirements and the Development Plan Review process. Landscape plan and building elevations must be submitted in order for the DPR review to proceed. Also, state permitting is required to be completed.

Ms. Small stated that state permit applications will be submitted shortly.

By consensus that matter was continued until such time as the required DPR application materials are submitted, at which time the TRC will reconvene to complete its review.

The meeting adjourned at 11:45am

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