



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

February 26, 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

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

- 1. Middle Creek Farm Subdivision, Middle Creek Farm, LLC, applicant. - Request for Preliminary Plan approval for a proposed 11-lot major subdivision (5 lots in Middletown) of property straddling the Middletown/Portsmouth town line and fronting on Cornelius Drive and Old Mill Lane, Portsmouth. The property is approximately .25 miles to the east of the intersection of Wapping Rd. and Old Mill Lane. The Middletown portion of the property is identified as Assessor's Plat 128, Lot 73. The Portsmouth portion is identified as Assessor's Plat 68, Lot 71.**

The applicant was represented by Garrett Behan, engineer Lyn Small of Northeast Engineers and consultants, and attorney Neil Galvin.

Mr. Wolanski noted that the application will be the subject of a public hearing before the Planning Board on March 9th. Abutters have been notified and the hearing has been advertised.

Ms. Small reviewed the proposal. The applicant is working to determine whether the lots will be served by public water or wells. Agreement from Newport Water and/or Portsmouth Water is need for public water. The application has the necessary wetlands and RIPDES permits from the RIDEM. Subdivision suitability has also been approved by RIDEM.

Mr. Hall stated that he will review the drainage plans and calculations prior the March 9th Planning Board meeting. Maintenance easements over the drainage facilities will be necessary.

Mr. Kane confirmed that the necessary zoning relief had been granted by the Zoning Board of Review.

Mr. O'Loughlin stated that since the roadway maintained privately, and the lots will be served by OWTS he had no concerns.

Mr. Wolanski noted that at that master plan stage the application had been granted waivers for the reduced paved roadway and for lack of sidewalks. The tree planting plan has been provided to the Middletown Tree Commission for review. Legal documents that have been submitted must be reviewed and approval by the town prior to final plan approval.

Motion by Mr. Kane, seconded by Mr. Hall, to provide a positive recommendation to the Planning Board, subject to the condition that the Town Engineer complete review and approve the storm water drainage plans and calculations prior to final plan approval. **Vote:** 4-0-0.

The meeting adjourned at 9:40am

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