



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

March 17, 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

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

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 attorney Robert Silva. Also present were the applicant's architect, Spencer McComb and engineer Mike Russel.

Mr. Silva stated that the CRMC has issued a preliminary determination.

Mr. Russel described revisions to the plan, including a reduction in the size of the building which allow for parking an maneuvering aisle to be contained on the site. Need for certain dimensional variances has also been eliminated. A variance is still needed for the 20' parking setback. Waivers from several landscaping requirements will still be needed.

Mr. Hall asked about the floodplain. Finished floor appears to be two feet below the base flood elevation.

Mr. McComb stated that he has discussed with the building official. Because the first floor is proposed for retail use, elevation of the structure is not necessary, provided that wet floodproofing techniques are employed.

Mr. Hall stated that he will review the revised plans and drainage calculations in order to confirm conformance with the town's storm water management ordinance.

Mr. O'Loughlin stated that the plan should be revised to indicate that pavement restoration in the area of the proposed trenched crossing Wave Ave. must meet town standards.

Mr. Wolanski noted that the exterior building design appears to be consistent with the intent of the town's commercial development design standards, however the plan would require several waivers from the landscaping requirements of the design standards. The building appears to be too large for the site if landscaping and buffering requirements

cannot be met. He stated that he could not support sending a recommendation in favor of the project to the Planning Board.

Motion by Mr. Hall, seconded by Mr. O'Loughlin, to forward the project to the Planning Board for consideration without a recommendation, but with the following recommended conditions:

1. The three subject lots must be merged into a single lot.
2. Prior to permitting, the Town Engineer must complete review and approve the storm water management plan and calculations.
3. The plan must be revised to indicate that pavement restoration to town standards is required in the area of proposed utility trenches.

Vote: 3-0-0.

2. **Prospect Avenue Subdivision, Goldstein Associates, LLC, applicant. - Request for Master Plan approval for a proposed 5-lot major subdivision, including request for waivers, of property fronting on Prospect Ave. The property is identified as Assessor's Plat 121NW, Lot 66-A and is located approximately .3 miles to the east of the intersection of Prospect Ave. and Aquidneck Ave.**

The applicant was represented by attorney David Martland. Also present was the applicant's engineer Lyn Small.

Mr. Wolanski explained that the matter had been referred by the Planning Board back to the TRC for consideration of options regarding road pavement width and sidewalks. The Planning Board would like a sidewalk along one side of the road and for the road to be wider than the proposed 20 feet.

Mr. O'Loughlin and Mr. Hall suggested that the sidewalk could be accommodated on the west side of the road with drainage swales between the road and sidewalk.

Ms. Small agreed that this would be possible, but would require modifications to the drainage system design.

There was discussion that town staff would support an asphalt sidewalk rather than concrete, should the applicant wish to request a waiver to allow it.

Regarding road width, there was consensus that the applicant could propose a 22 foot wide paved road, but that would require encroaching on the dripline of the Beech tree on abutting property. The Planning Board would have to determine its preference in this regard.

Mr. Martland stated that he must discuss the options with his client, and requested that the TRC reconvene prior to the April Planning Board meeting should revised plans be produced. This request was acceptable to the TRC.

The meeting adjourned at 10:10am

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